



**VIDEO**

**PROPERTY DESCRIPTION**

New Retail corridor. Gravity flow sewer on site. Multiple uses available. Great QSR.

**PROPERTY HIGHLIGHTS**

- +/-7.25 acres available
- Heavy traffic counts
- Multiple uses available

**OFFERING SUMMARY**

Sale Price:	\$1,995,000
Lot Size:	7.25 Acres

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,120	12,072	26,706
Total Population	2,449	27,978	65,324
Average HH Income	\$75,951	\$78,565	\$78,949



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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,449	27,978	65,324
Average Age	41	42	42
Average Age (Male)	39	40	40
Average Age (Female)	42	43	43

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,120	12,072	26,706
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$75,951	\$78,565	\$78,949
Average House Value	\$287,342	\$250,479	\$255,405

Demographics data derived from AlphaMap



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