



PROPERTY DESCRIPTION

2 Freestanding buildings on .45 acre site zoned Highway Commercial Development (HCD). Each of the 2 structures have a new metal roof. The main retail storefront is 1,643 sf and the storage facility has a mixed use in place with a bar located in the main structure facing Stewart St and storage units in the remaining portion of the 4200 sf structure. Billboard sign has an active lease in place with annual income and two of the storage units are rented. Demographics within a 5 mile radius include a Total Population of 42,234 and an Average Annual Income of \$91,206. Seller will enter into a Sale Leaseback Agreement with Buyer as a condition of closing.

PROPERTY HIGHLIGHTS

- New Roof. 2 Structures. Sale Leaseback. AADT 11500.

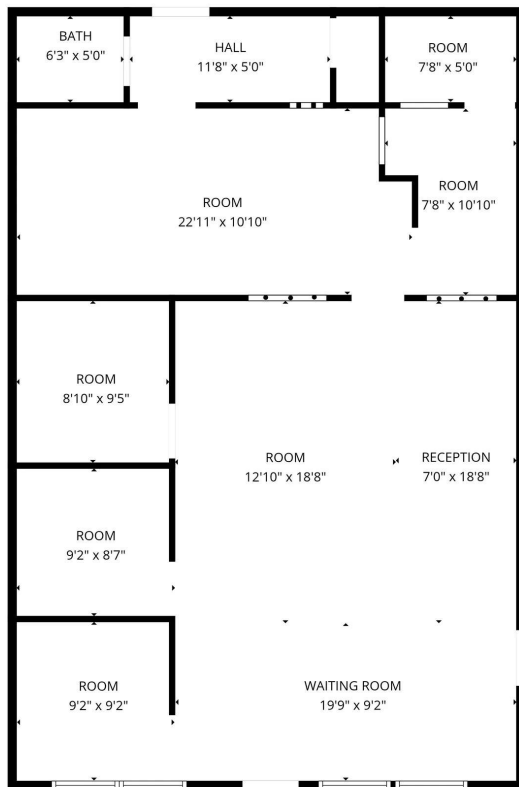
OFFERING SUMMARY

Sale Price:	\$450,000
Number of Units:	2
Lot Size:	0.45 Acres
Building Size:	5,843 SF
Zoning	HCD
Property Type	Retail
Traffic Count	11,500

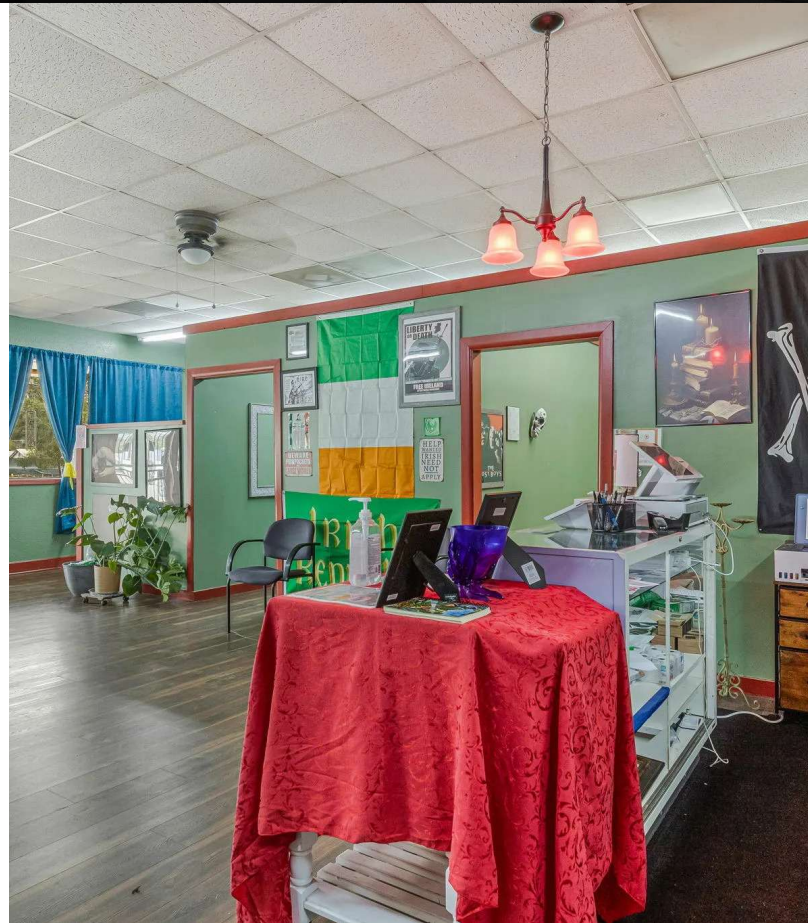
DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

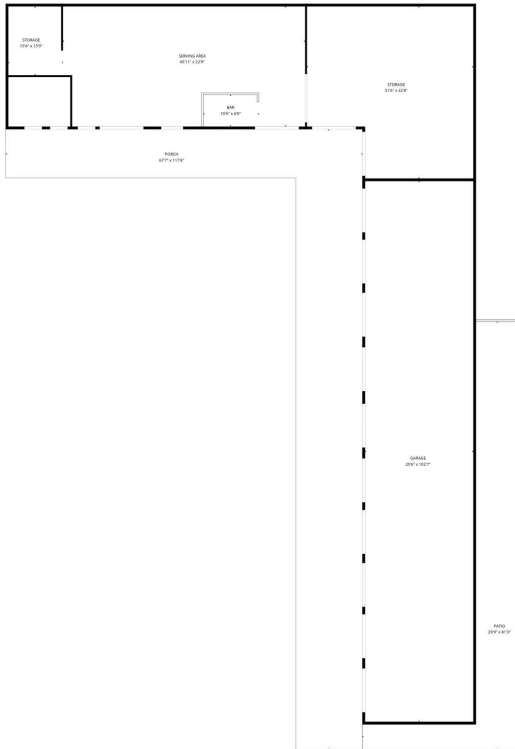
Total Households	1,819	8,432	15,678
Total Population	4,443	20,465	42,234
Average HH Income	\$68,777	\$87,203	\$91,206





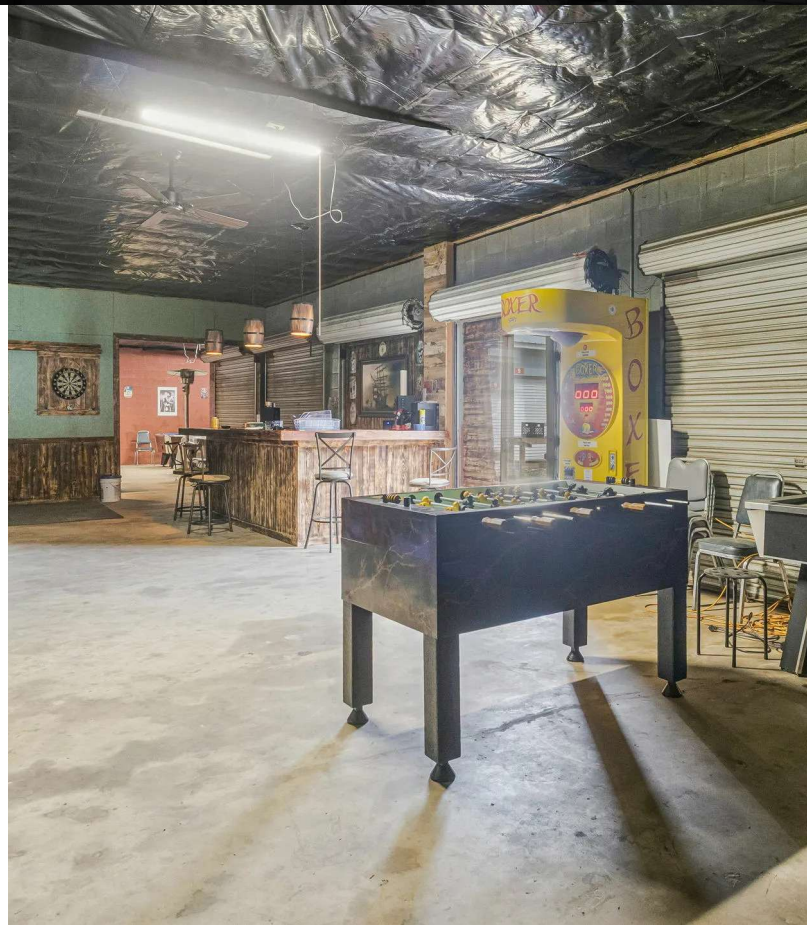
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

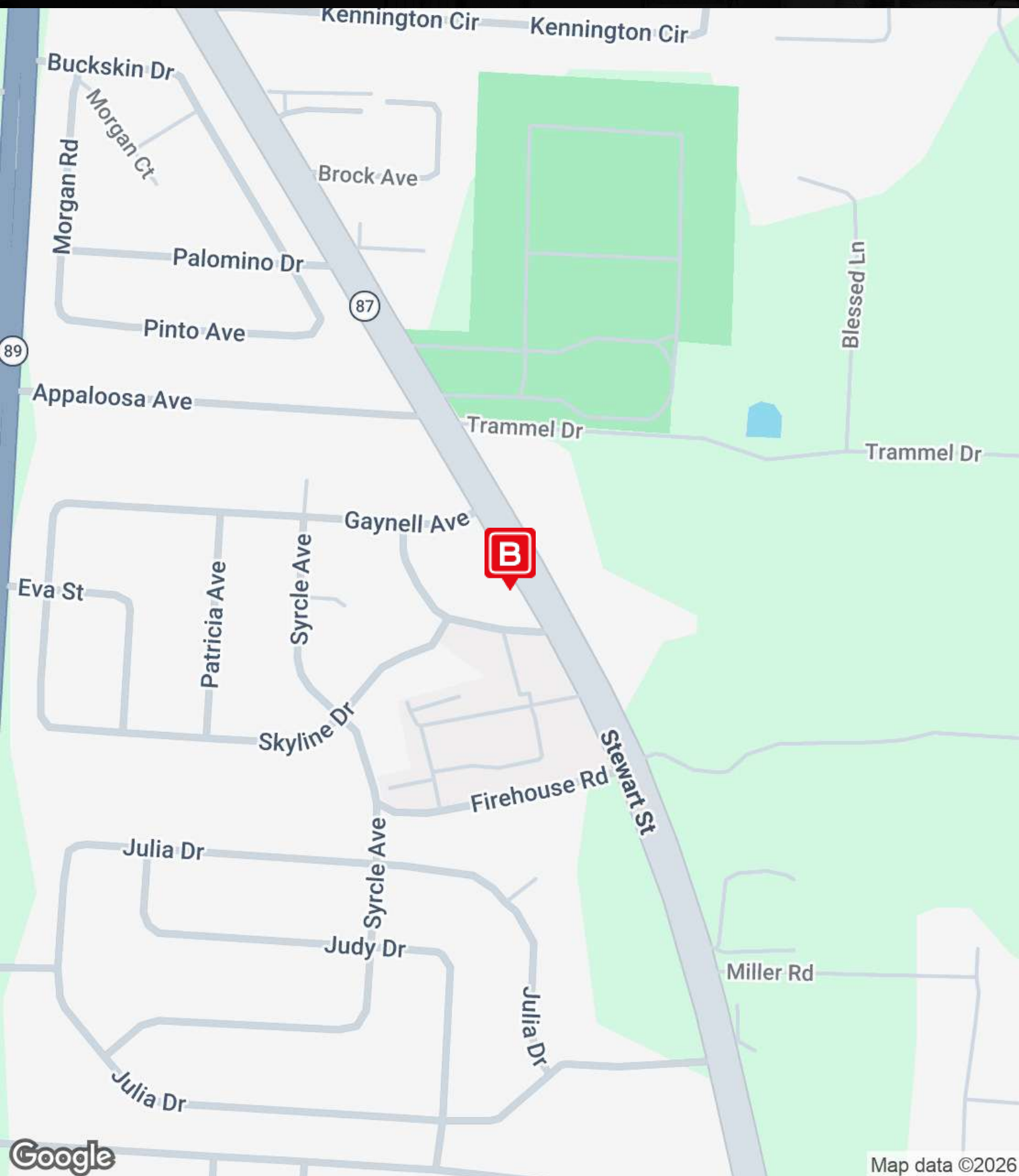


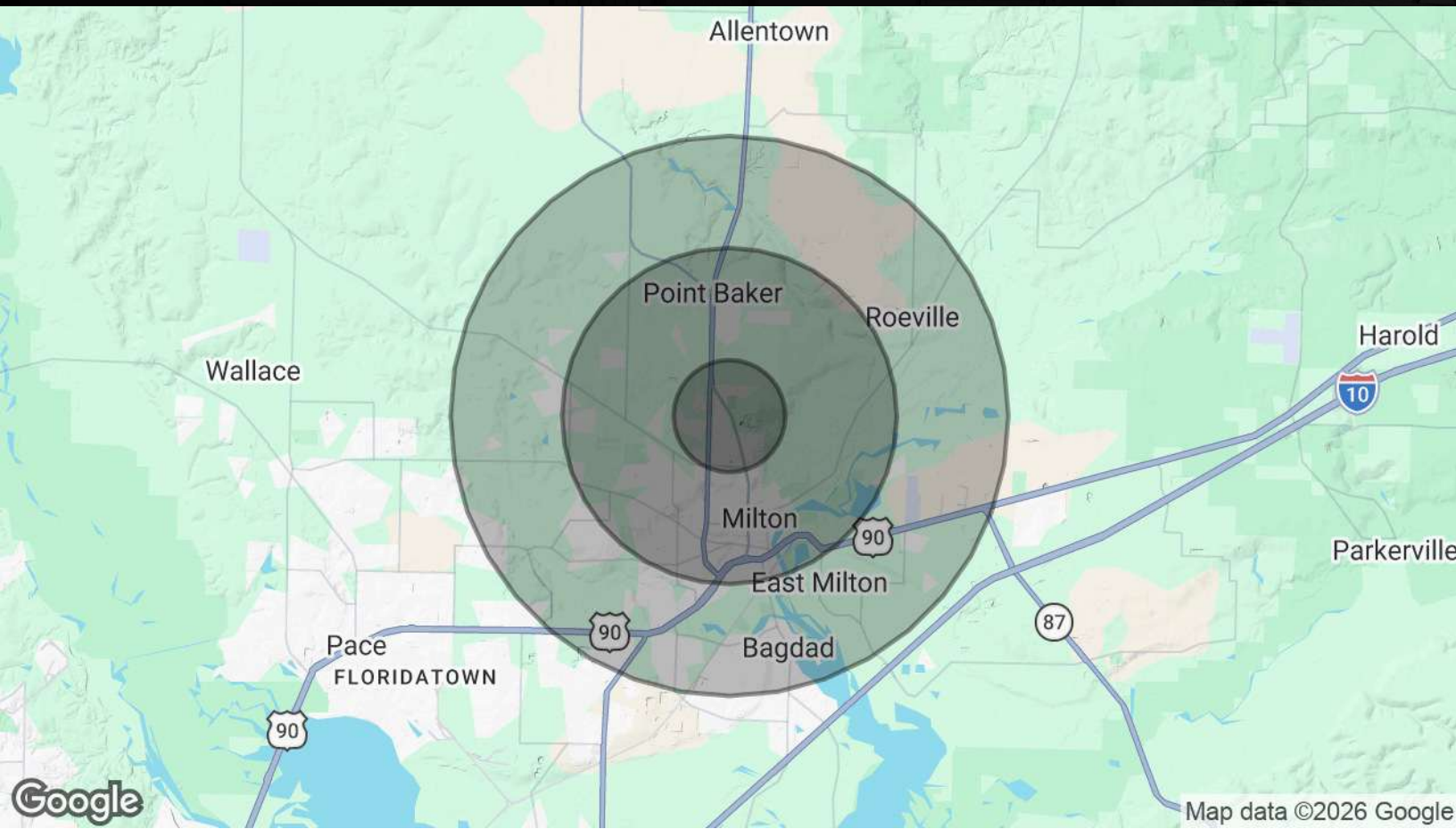


TOTAL: 0 sq. ft
1st floor: 0 sq. ft
EXCLUDED AREAS: GARAGE: 2105 sq. ft, STORAGE: 1068 sq. ft, BAR: 70 sq. ft,
SERVING AREA: 964 sq. ft, UNDEFINED: 111 sq. ft, PATIO: 774 sq. ft,
PORCH: 1992 sq. ft, WALLS: 235 sq. ft

FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.







POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,443	20,465	42,234
Average Age	36.2	40.4	39.6
Average Age (Male)	37.2	40.3	37.8
Average Age (Female)	35.5	40.4	41.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,819	8,432	15,678
# of Persons per HH	2.4	2.4	2.7
Average HH Income	\$68,777	\$87,203	\$91,206
Average House Value	\$183,308	\$253,504	\$259,953

2023 American Community Survey (ACS)