

FOR SALE & LEASE

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TABLE OF CONTENTS

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TABLE OF CONTENTS

PROPERTY INFORMATION	3
LOCATION INFORMATION	9
DEMOGRAPHICS	11



PROPERTY INFORMATION

Offering Brochure



PROPERTY SUMMARY



PROPERTY DESCRIPTION

Beautifully renovated, turn-key mixed use building offering endless potential for investors, owner-users, or creative entrepreneurs. Equipped with solar panels, contemporary finishes, 16 on site parking spots, and an existing drive-thru, this versatile property has an excess of potential opportunities as a multi or single tenant building. With B3-2,R-6 zoning, this also opens up a wide variety of tenant mix or potential live/work opportunities.

PROPERTY HIGHLIGHTS

- Fully Renovated Turn-Key Contemporary Finishes
- 16+ On-Site Parking
- Existing Drive-Thru
- Solar Equipped
- Signage Potential
- B3-2,R-2 Zoning

Offering Summary

Sale Price:	\$875,000
Lease Rate:	\$12.00 - 14.00 SF/yr (NNN or MG)
Use:	Retail/Office
Available SF:	1,800 - 5,800 SF
Lot Size:	0.49 Acres
Building Size:	5,800 SF

Demographics

	0.3 Miles	0.5 Miles	1 Mile
Total Households	689	1,930	6,562
Total Population	1,428	4,133	15,218
Average HH Income	\$85,739	\$87,538	\$105,437



EXTERIOR PHOTOS



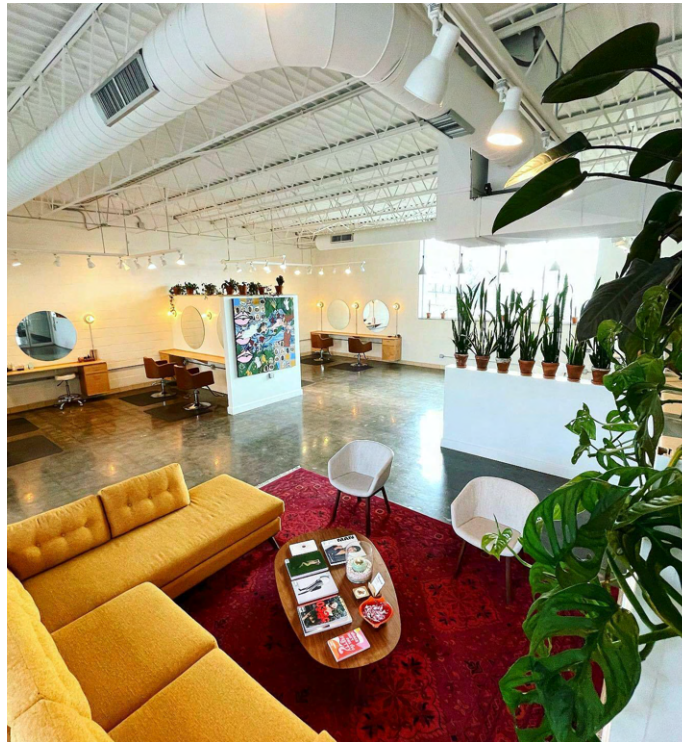
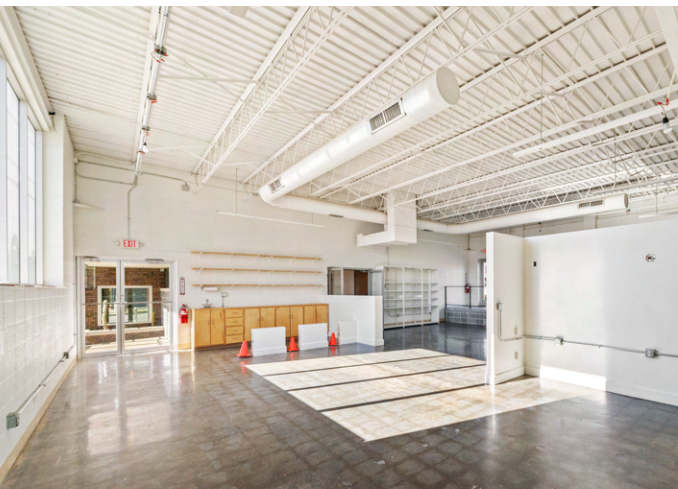
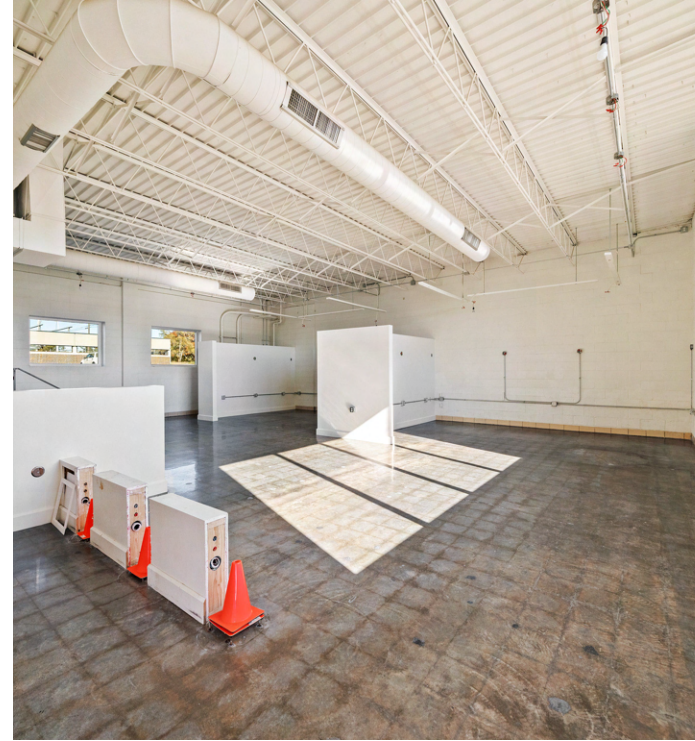


RETAIL/CAFE



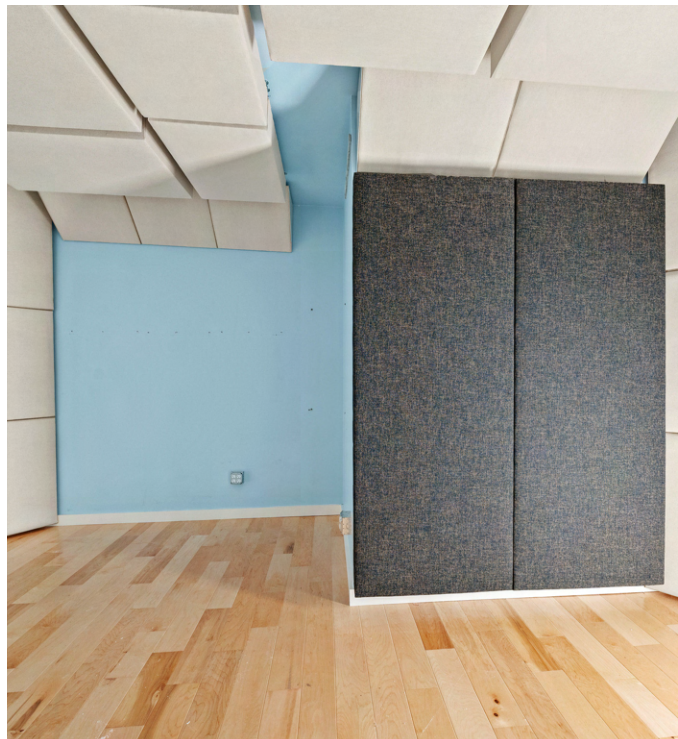
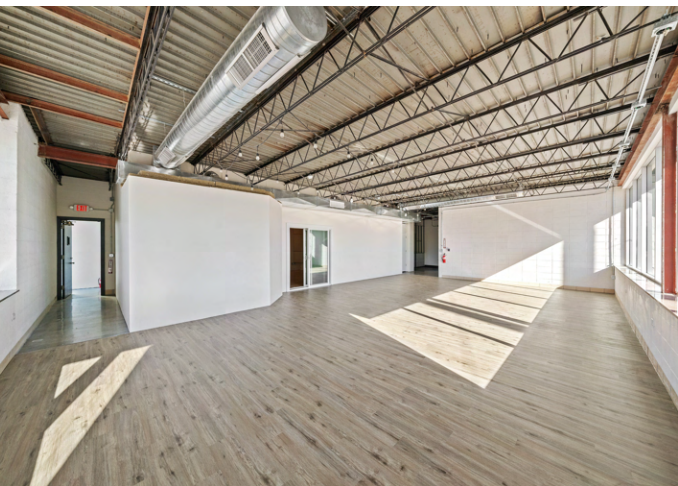
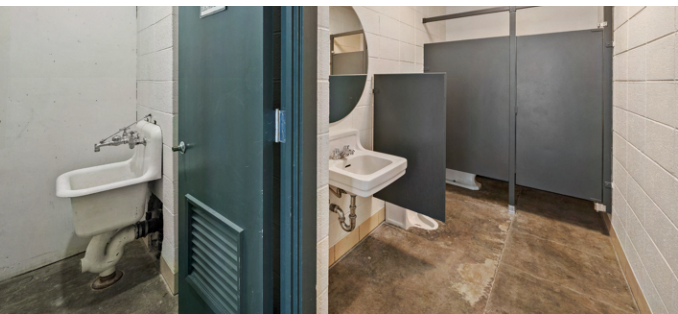


RETAIL/PREVIOUS SALON





OFFICE/PREVIOUS RECORDING STUDIO





LOCATION INFORMATION

Offering Brochure

BROOKSIDE DEVELOPMENT | 63RD ST





DEMOGRAPHICS

Offering Brochure



DEMOGRAPHICS MAP & REPORT

Population

	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,428	4,133	15,218
Average Age	37.9	38.8	38.6
Average Age (Male)	31.3	33.7	35.5
Average Age (Female)	42.4	41.8	41.2

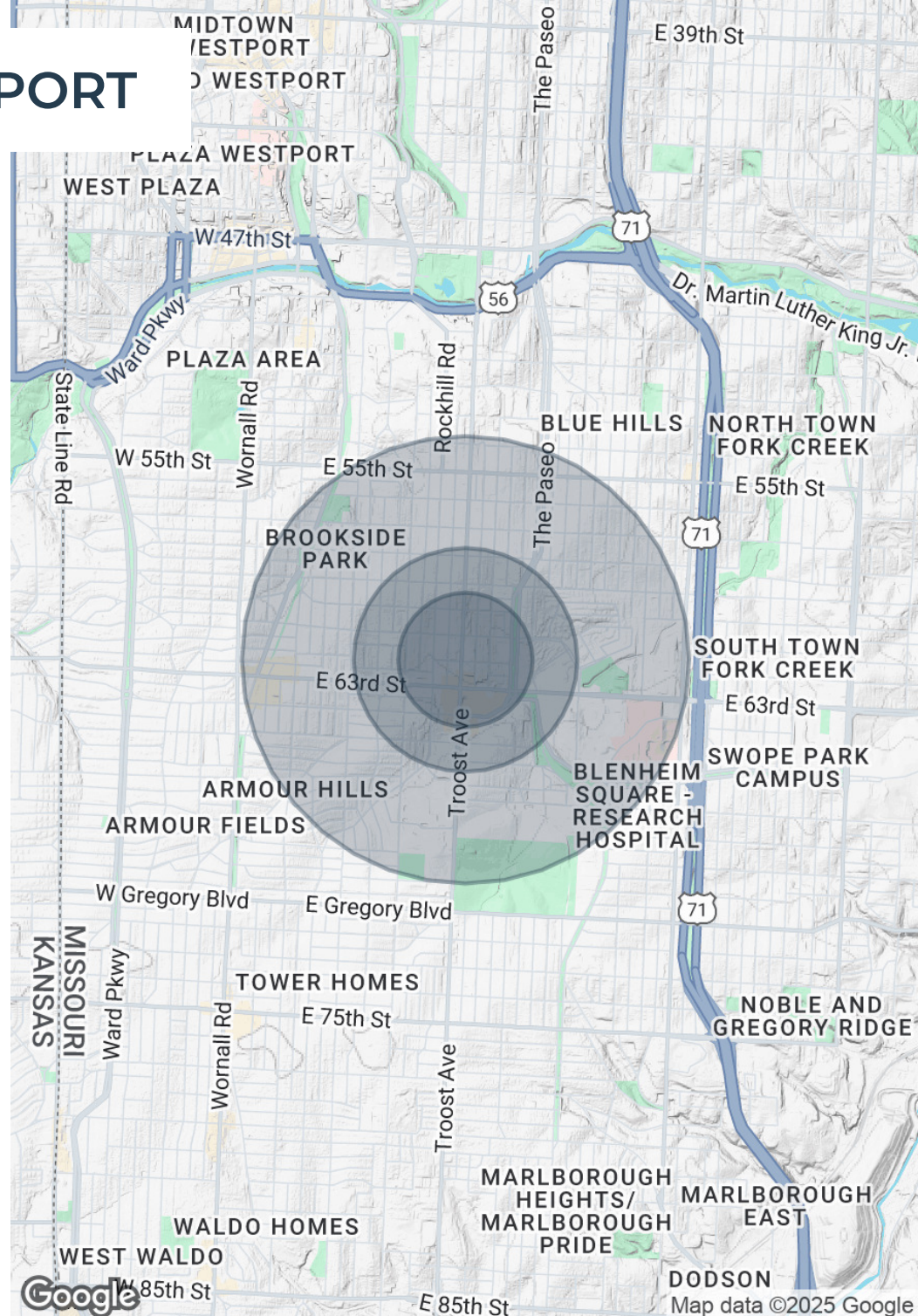
Households & Income

	0.3 Miles	0.5 Miles	1 Mile
Total Households	689	1,930	6,562
# of Persons per HH	2.1	2.1	2.3
Average HH Income	\$85,739	\$87,538	\$105,437
Average House Value	\$210,579	\$227,418	\$286,097

Traffic Counts

/day

2023 American Community Survey (ACS)





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