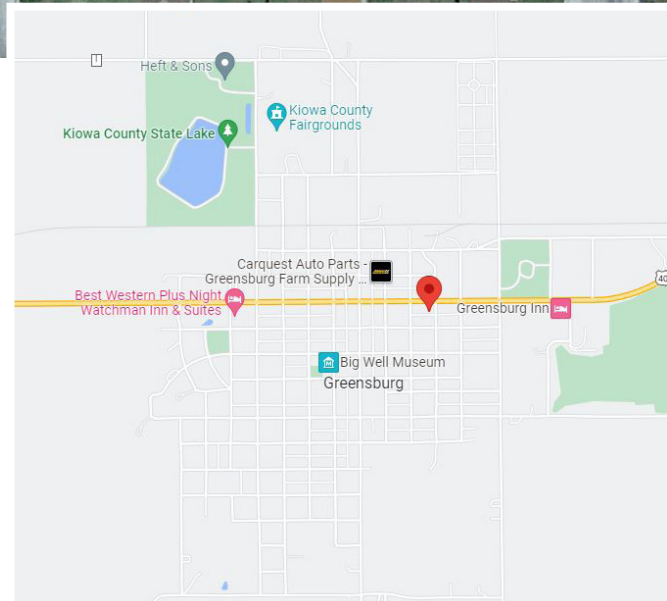


SURPLUS DEVELOPMENT LAND FOR SALE



OFFERING SUMMARY

Sale Price	\$75,000
Lot Size	0.22 ± acres
Zoning	CP-1 Planned General Commercial



PROPERTY DETAILS

- Location: SWC of Kansas Ave and Cedar St.
- Frontage: 70' ±
- Traffic Counts: 7,060 VPD on US 400/Kansas Ave & Cedar St
- Surplus land from newly developed Family Dollar

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DEMOGRAPHICS	1 Mile	5 Miles	10 Miles
Population	781	980	1,494
Households	341	410	623
Average HH Income	\$92,140	\$92,283	\$92,641