

### Property Highlights

- **For Sale: \$699,000**
- 97 total units, 17 RV/boat storage slips
- ±7.84 acres near intersection of I-440 and I-57
- Currently operational, with value-add opportunity in some unit rehab and future expansion opportunity
- Mixed unit types allow for diversified tenant base and income streams
- On-site office building provides flexible use for property management, retail operations, or lease as additional income stream
- Please contact agent for financials and property details

### Traffic Counts

Interstate 57:	84,000 VPD (ARDOT '24)
Interstate 440:	23,000 VPD (ARDOT '24)

### Demographics

	1 Mile	3 Mile	5 Mile
2025 Population	1,298	17,758	54,968
Daytime Population	1,076	15,325	55,483
Average HH Income	\$44,677	\$63,774	\$80,864

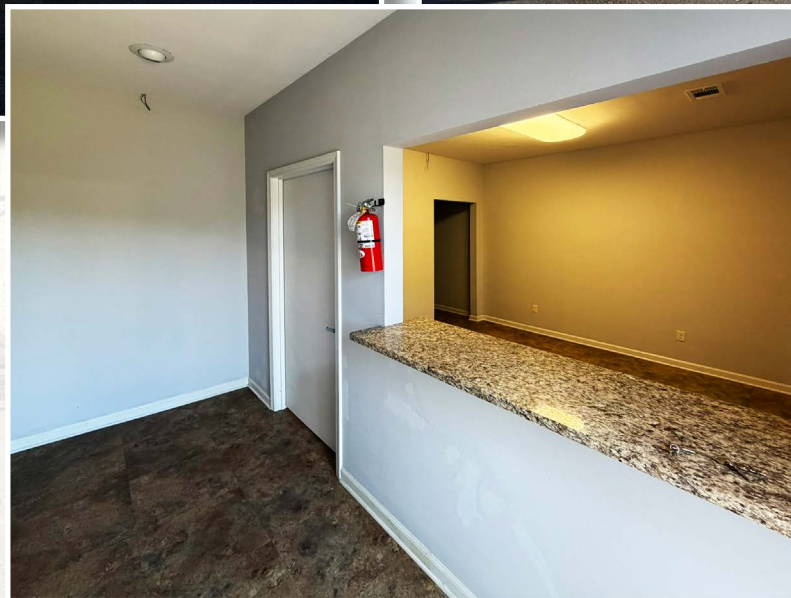


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Hathaway Group is the real estate broker exclusively representing the owner of the property described herein. Although the information included herein was obtained from sources deemed reliable, such information has not been verified and no representation is made as to its accuracy. All information herein is submitted subject to any errors, omissions, price changes, withdrawals without notice or other conditions, and to any special offering conditions imposed by Hathaway Group's client.

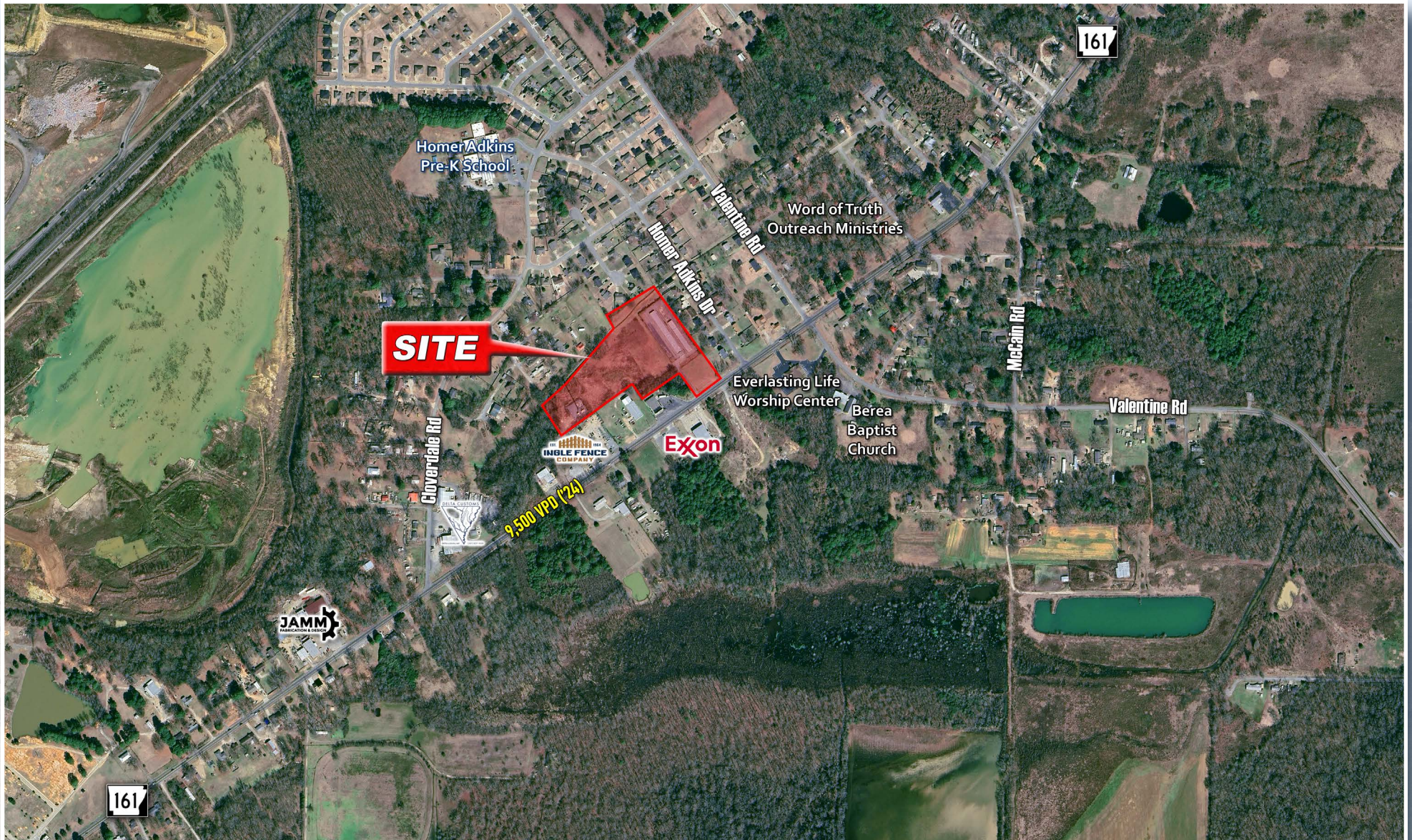




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