

MULTI TENANT  
RETAIL WITH  
AMPLE PARKING  
& LARGE PYLON  
SIGNAGE



PROPERTY/MARKET SUMMARY

3,615 SF freestanding building with ample parking and large pylon signage available on a busy hard corner generating 33,100+ VPD. Former 7-Eleven connected to Rosatti's Pizza, ensuring heavy foot traffic and business in a high average household income area of \$118,145 within 1 mile.

- Strategically located on the prominent hard corner of 111th Street.
- Surrounded by neighboring national tenants, including Dollar Tree and Dunkin Donuts.

PRICING

AVAILABLE | 2,500 SF  
SALES PRICE | \$1,200,000  
NOI | \$44,494.00  
TAXES | \$21,980.88

DEMOGRAPHICS

	1/2 MILE	1 MILE
POPULATION:	20,906	28,697
# HOUSEHOLDS:	8,110	26,522
AV HH INCOME:	\$133,397	\$118,937

NEARBY BUSINESSES



Information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, or withdrawal without notice.



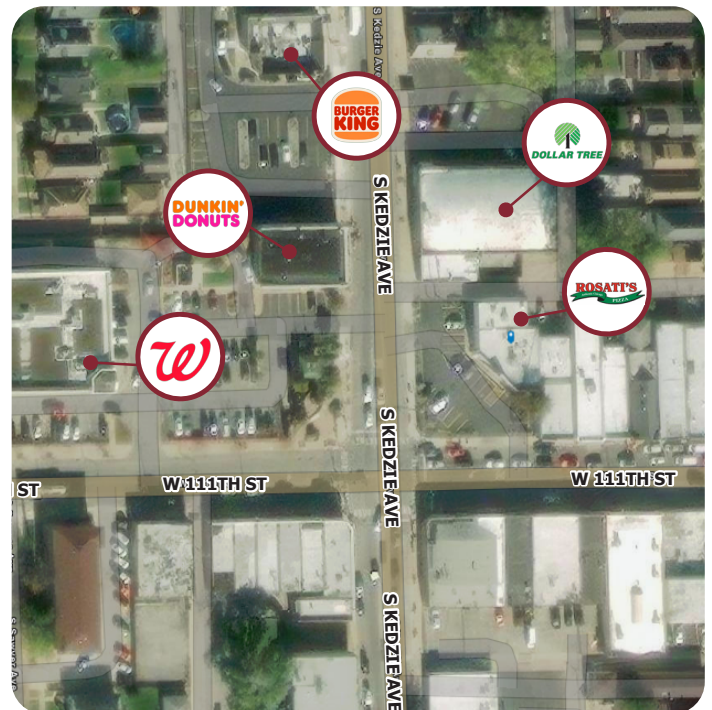
PLYON SIGNAGE



RETAILER MAP



AERIEL MAP



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