



CAN BE SOLD SEPARATELY OR TOGETHER

Offering Summary

Centrally located land available for purchase as a whole or owner will divide! 5.91 acres adjacent to the Aloft Hotel and near the Pennsylvania and Memorial intersection. Surrounded by densely populated areas, major market retailers and restaurants, this offers a perfect location for any professional or medical office use.

Property Info

- 5.91 acres
- Ready to build
- Zoned PUD-62A for Office/Commercial
- Listed for \$2,170,000
- \$8.42 per square foot

Area Retailers

- | | | |
|-----------------|---------------|--------------------|
| • Lowe's | • ALDI Foods | • Macy's |
| • Walmart | • Cabela's | • JCPenney |
| • Sam's Club | • AMC Theatre | • Lifetime Fitness |
| • Living Spaces | • Dillard's | • Barnes & Noble |

FOR MORE INFORMATION:

Malek Massad Broker
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Malek.Massad@SkybridgeLLC.com

Site Aerial

Featherstone Rd

4,100 VPD ('23)

Highland Park Blvd

Maplewood Ave

Highland Pointe by
Timbercraft Homes

SITE

SITE



Highland Park Blvd

5,600 VPD ('23)

Village at Stratford
Apartment Homes

FOR MORE
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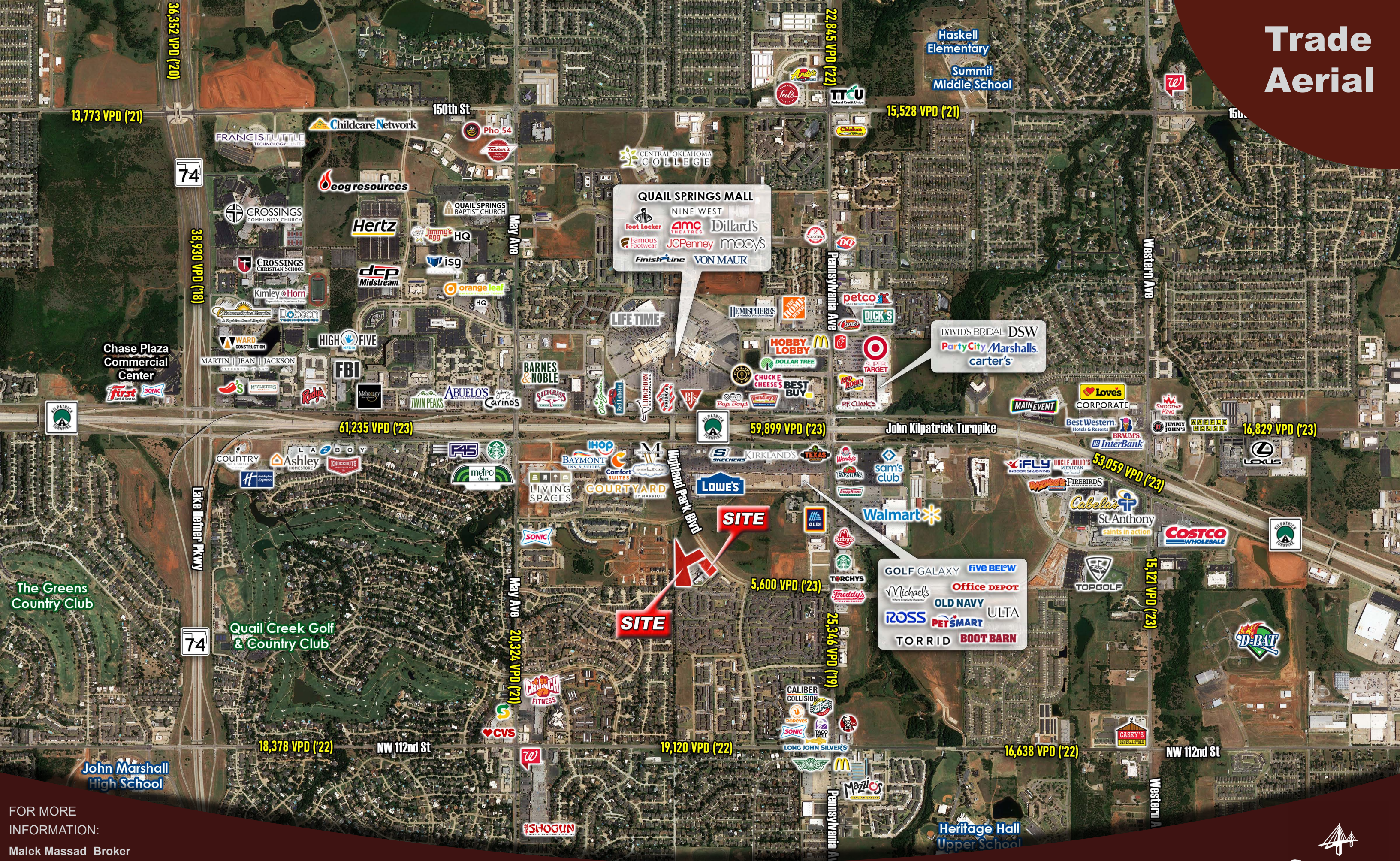
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SKYBRIDGE
REAL ESTATE

Trade Aerial

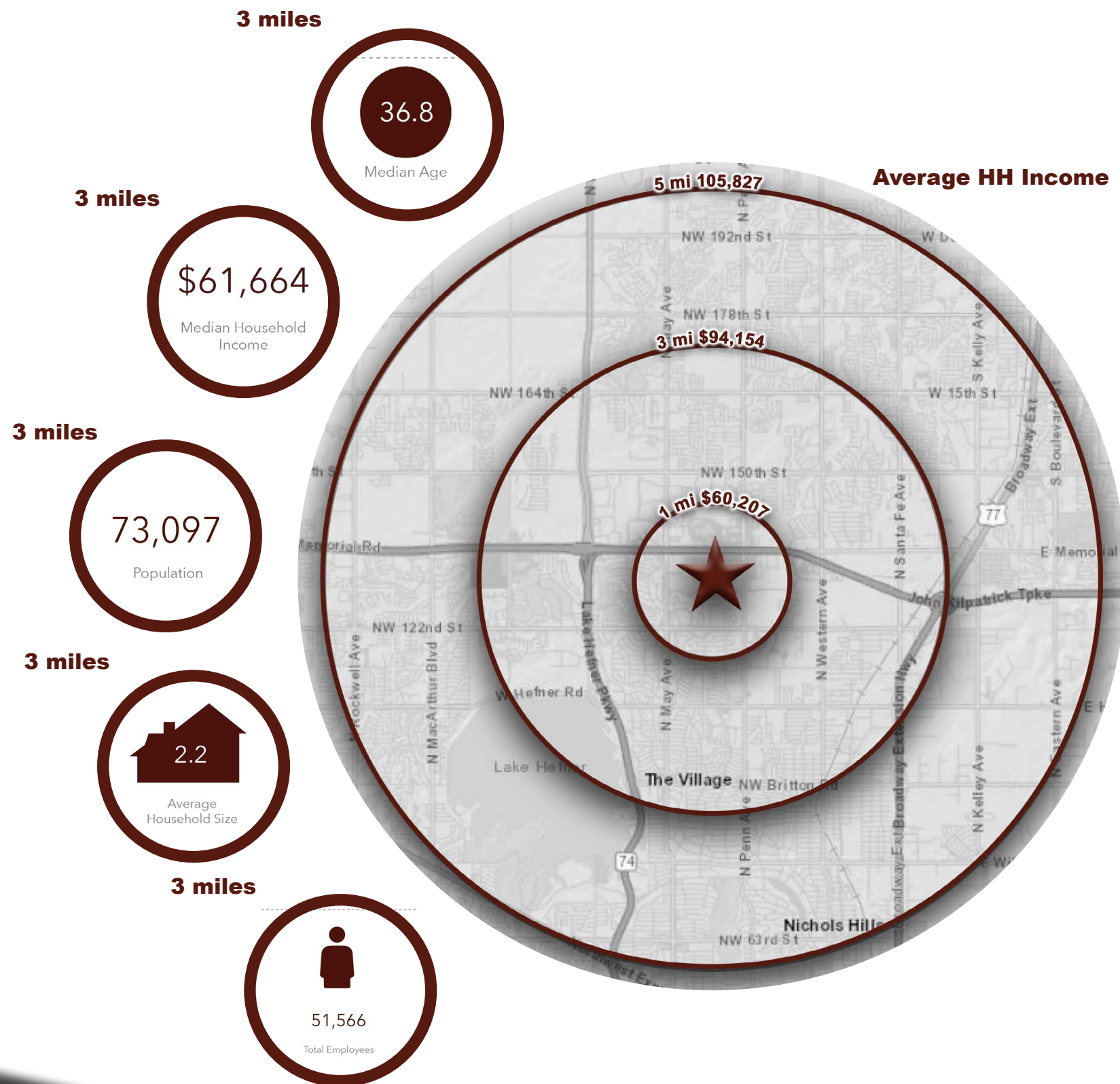


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Demographics



	1 mi	3 mi	5 mi
Population Summary			
2010 Total Population	10,932	62,621	149,866
2020 Total Population	12,946	71,970	183,596
2020 Group Quarters	246	629	2,152
2023 Total Population	13,018	73,097	190,582
2023 Group Quarters	246	629	2,151
2028 Total Population	13,697	75,024	195,831
2023-2028 Annual Rate	1.02%	0.52%	0.54%
2023 Total Daytime Population	16,186	87,604	204,993
Workers	11,012	53,983	117,897
Residents	5,174	33,621	87,096
Household Summary			
2023 Households	7,031	33,421	80,719
2023 Average Household Size	1.82	2.17	2.33
2028 Households	7,469	34,360	82,792
2028 Average Household Size	1.80	2.17	2.34
2023-2028 Annual Rate	1.22%	0.56%	0.51%
2010 Families	2,302	15,941	38,851
2010 Average Family Size	2.73	2.89	2.94
2023 Families	2,385	17,593	46,952
2023 Average Family Size	2.86	2.96	3.06
2028 Families	2,485	17,899	47,904
2028 Average Family Size	2.85	2.96	3.07
2023-2028 Annual Rate	0.82%	0.35%	0.40%
Housing Unit Summary			
2023 Housing Units	8,234	37,144	88,121
Owner Occupied Housing Units	20.5%	50.8%	56.6%
Renter Occupied Housing Units	64.9%	39.2%	35.0%
Vacant Housing Units	14.6%	10.0%	8.4%
2028 Housing Units	8,669	38,056	90,206
Owner Occupied Housing Units	19.3%	50.5%	56.8%
Renter Occupied Housing Units	66.8%	39.8%	35.0%
Vacant Housing Units	13.8%	9.7%	8.2%
2023 Households by Income			
Household Income Base	7,031	33,420	80,718
<\$15,000	13.4%	9.1%	8.4%
\$15,000 - \$24,999	11.3%	7.3%	6.3%
\$25,000 - \$34,999	12.5%	7.5%	7.1%
\$35,000 - \$49,999	22.0%	16.1%	12.7%
\$50,000 - \$74,999	17.8%	17.9%	16.7%
\$75,000 - \$99,999	8.2%	12.6%	13.2%
\$100,000 - \$149,999	9.7%	14.3%	17.4%
\$150,000 - \$199,999	3.4%	7.4%	8.1%
\$200,000+	1.6%	7.8%	10.1%
Average Household Income	\$60,207	\$94,154	\$105,827
2028 Households by Income			
Household Income Base	7,469	34,359	82,791
<\$15,000	12.5%	8.4%	7.7%
\$15,000 - \$24,999	10.0%	6.2%	5.2%
\$25,000 - \$34,999	11.5%	6.7%	6.2%
\$35,000 - \$49,999	21.5%	15.1%	11.7%
\$50,000 - \$74,999	18.2%	17.4%	15.9%
\$75,000 - \$99,999	8.8%	12.3%	12.7%
\$100,000 - \$149,999	11.7%	16.1%	19.3%
\$150,000 - \$199,999	4.0%	9.0%	9.8%
\$200,000+	1.7%	8.8%	11.5%
Average Household Income	\$66,374	\$104,795	\$118,447
Median Household Income			
2023	\$42,268	\$61,664	\$72,496
2028	\$44,972	\$67,842	\$80,358
Median Home Value			
2023	\$160,177	\$228,212	\$240,335
2028	\$173,109	\$265,847	\$277,243

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