



### PROPERTY DESCRIPTION

Mixed-use investment opportunity in Roslyn, PA. A value-add opportunity, this property features a long-term retail tenant, with 4 -two-bedroom apartments above 4000 square feet of retail space.

### PROPERTY HIGHLIGHTS

- Walkable to Roslyn train station, shopping, and dining
- Value-add potential
- Below market rents
- 4 - two bedroom apartments with separate entrances and metered utilities
- Large private parking lot
- Located at a signalized intersection

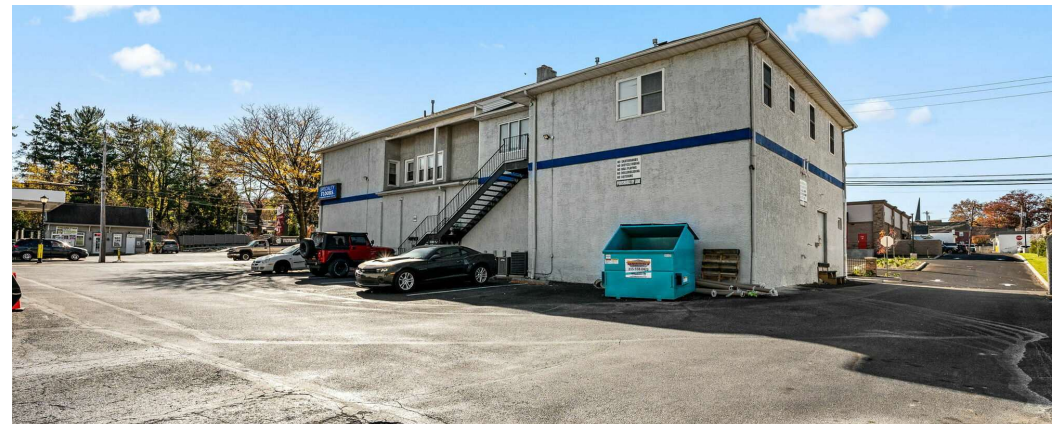
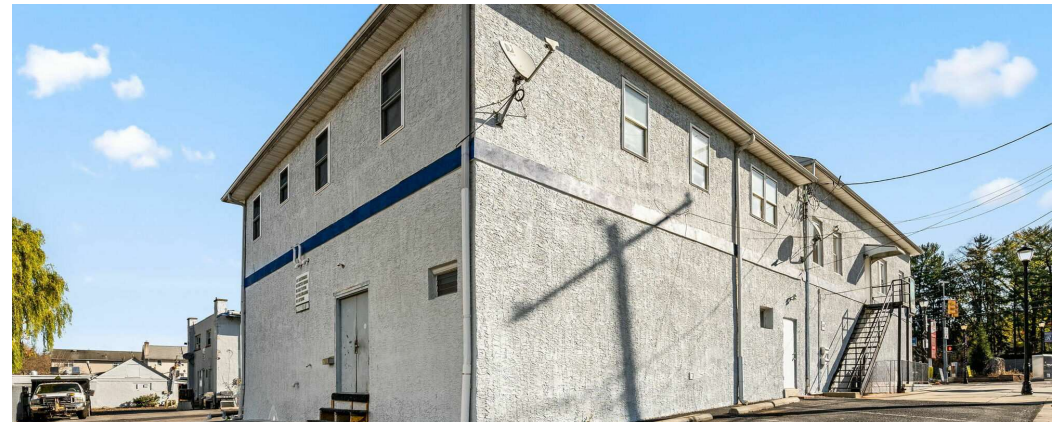
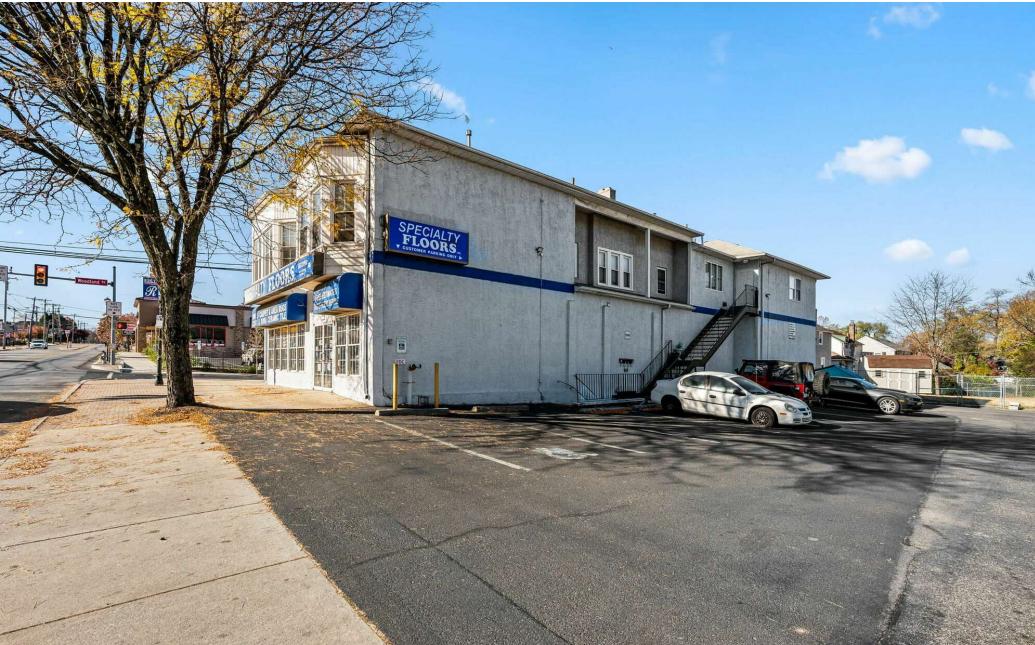
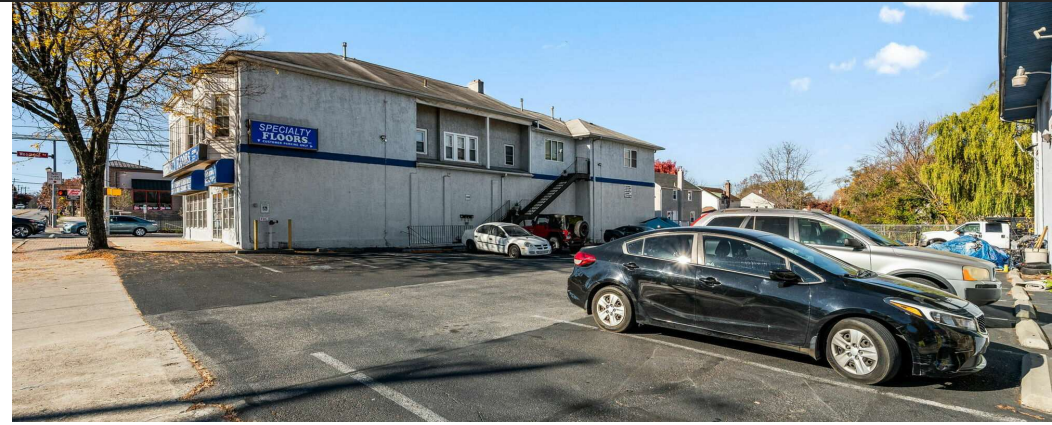
### OFFERING SUMMARY

Sale Price:	\$1,200,000
Lot Size:	12,740 SF
Building Size:	9,944 SF
NOI:	\$85,262.00
Cap Rate:	7.11%

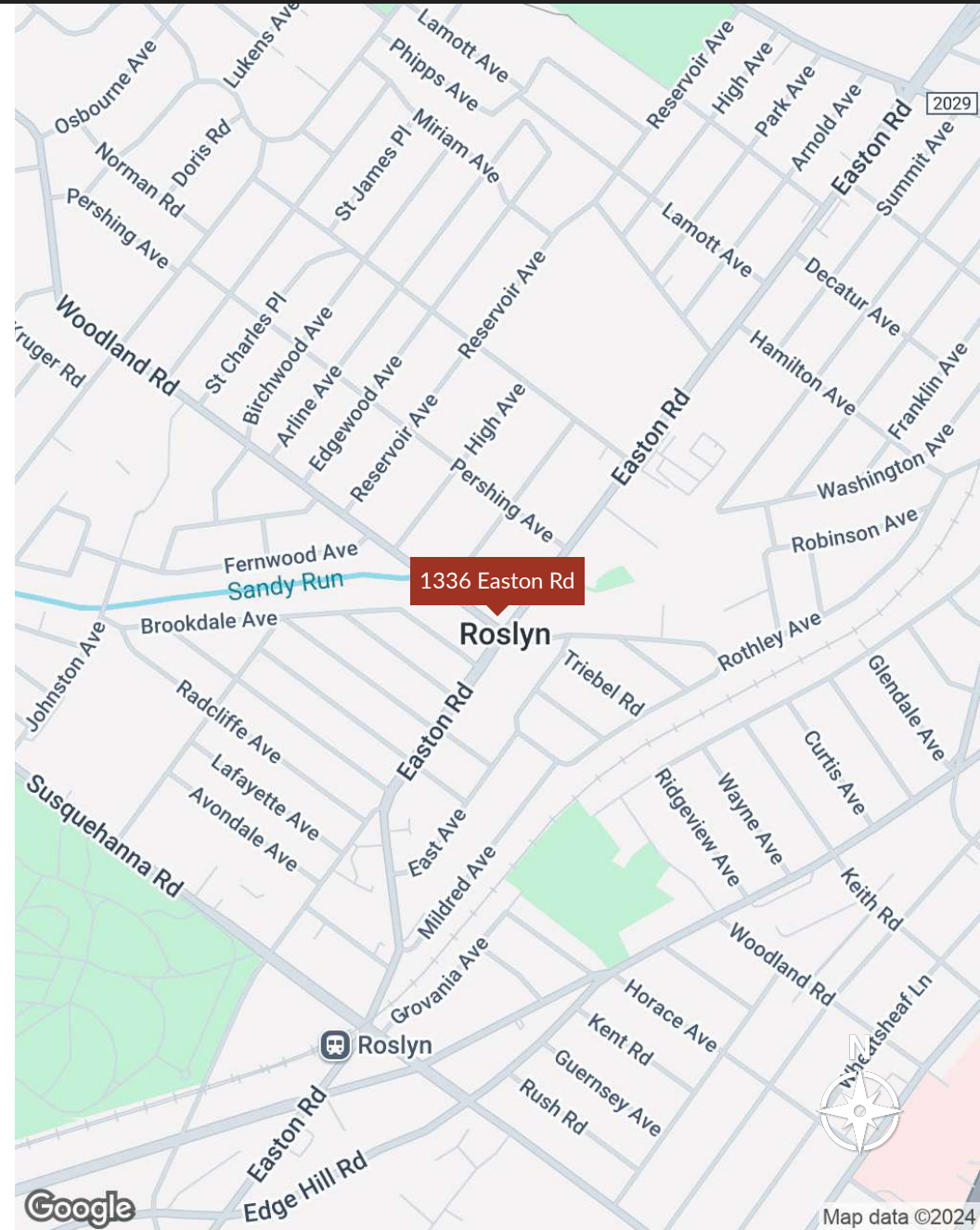
### DEMOGRAPHICS

	0.3 MILES	0.5 MILES	1 MILE
Total Households	763	2,235	5,840
Total Population	2,132	6,302	16,204
Average HH Income	\$101,713	\$110,905	\$121,675











POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	2,132	6,302	16,204
Average Age	39	40	40
Average Age (Male)	38	38	39
Average Age (Female)	41	41	42

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	763	2,235	5,840
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$101,713	\$110,905	\$121,675
Average House Value	\$321,233	\$331,524	\$371,679

Demographics data derived from AlphaMap

