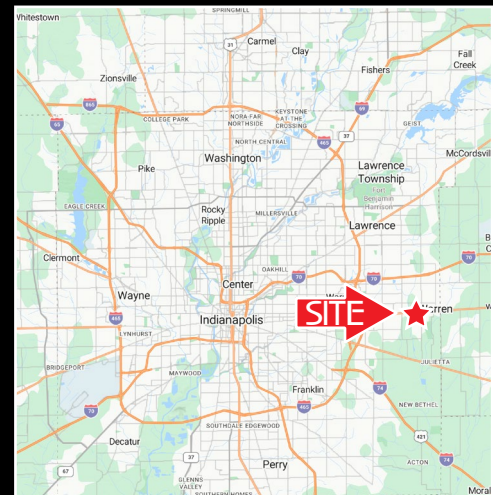




PROPERTY FEATURES

- Former Sam's Club remodeled in 2021 as warehouse distribution facility
- 133,880 S.F building on 8.09 acres zoned C-4
- 24' clear height | 40' column spacing | warehouse fully air-conditioned
- 5 Points of ingress/egress giving this property the best access on E Washington St
- Size & layout perfect for redevelopment for multi-tenant retail or warehouse distribution
- Large parking field completely fenced with secured entrances
- Pylon signage highly visible to over 40K ADT on E Washington St
- Trade area developments include: 558K S.F. Centre East | 953K S.F. Washington Square Mall | 266K S.F Cheery Tree Plaza | Meijer



Links:

[WAREHOUSE VIDEO](#)

[CONSTRUCTION DRAWINGS](#)

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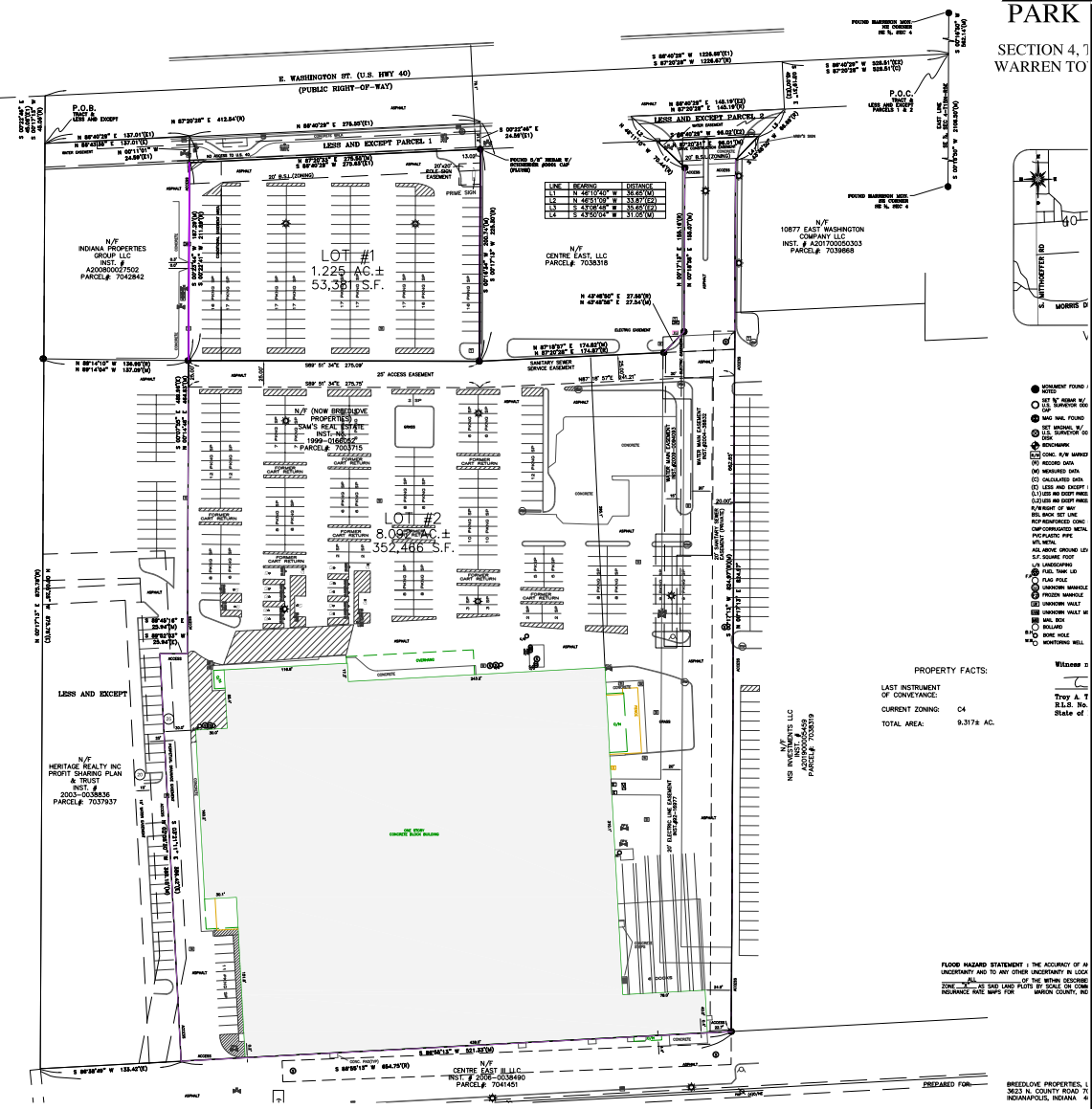
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PARK
SECTION 4, 7
WARREN TO

DEMOGRAPHICS

1 MILE

- Population Estimated 2023: 5,532
- Daytime Population: 4,458
- Estimated Households 2023: 2,160
- Est. Avg. HH Income 2023: \$110,457

3 MILE

- Population Estimated 2023: 54,038
- Daytime Population: 34,517
- Estimated Households 2023: 21,280
- Est. Avg. HH Income 2023: \$97,049

5 MILE

- Population Estimated 2023: 136,521
- Daytime Population: 86,550
- Estimated Households 2023: 52,792
- Est. Avg. HH Income 2023: \$85,564

TRAFFIC COUNTS

- E Washington St: 24,297 ADT
- S German Church Rd: 9,536 ADT



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