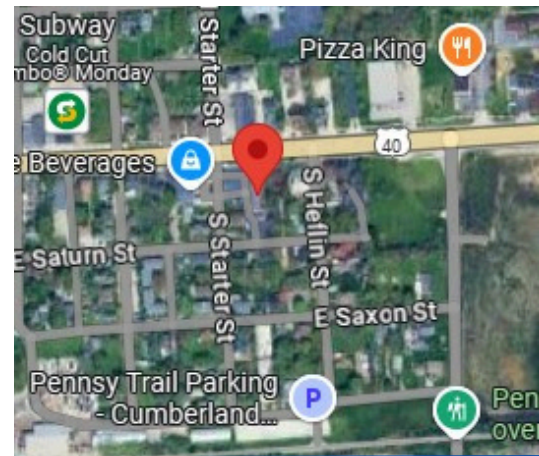
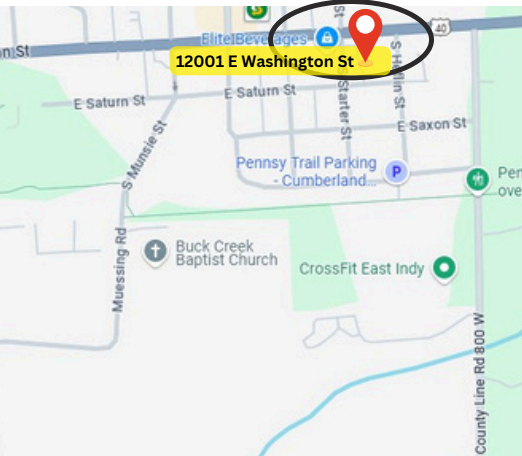


SUITE C - 864 SQ. FT.



\$800/MO. | MODIFIED GROSS

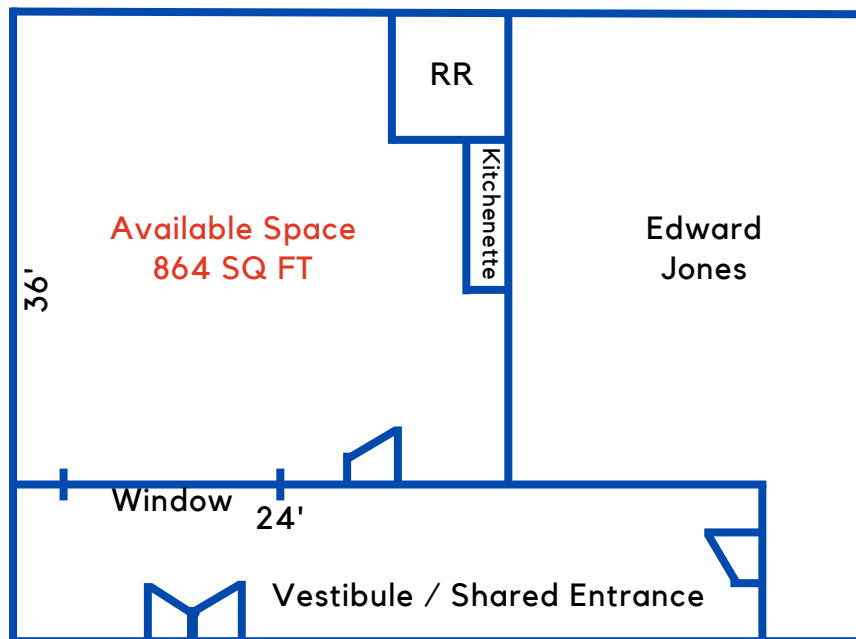


ABOUT THE PROPERTY

- Retail / Office Space - Immediate Availability
- Gas + Electric Billed Quarterly @ 33% of Expense
- Great Visibility via busy Washington Street
- Current Tenants:
 - Edward Jones, Barker Builders & Ehr Gott's Signs & Stamps

OUR PROPERTY FEATURES

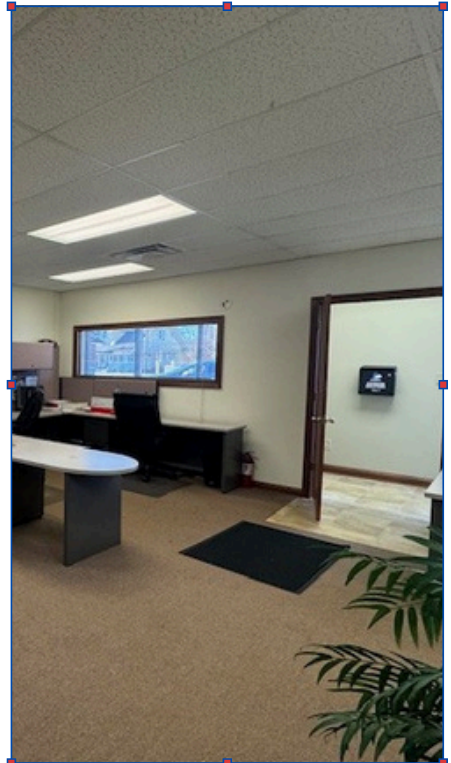
- Parking: 20 spaces
- Lot size: 0.51 ac
- Constructed in 1970
- Remodeled 1995 & 2010
- 15,000+ VPD via E Washington Street
- Building Signage Available



OFFERING SUMMARY:

Building Size:	4,600 SQ FT
Available SQ FT:	864 SQ FT
Lot Size:	0.51 AC
Constructed:	1970
Zoning:	C-3

<u>UNIT</u>	<u>TENANT</u>	<u>SQ FT</u>
A	Barker Builder's	
B	Erghott's Sign & Stamps	
C	Available	864 SF
D	Edward Jones	



DAILY TRAFFIC COUNTS

E Washington + German Church 26,539

E Washington + S County Line 17,562
Rd 800 W



DEMOGRAPHICS:	1 MILE	3 MILE	5 MILE
POPULATION	5,888	37,732	103,682
HOUSEHOLDS	2,296	14,171	38,683
median HH income	\$91,013	\$89,044	\$76,648
average age	38.2	38.3	37

