

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$749,000
Building Size:	2,944 SF
Lot Size:	11,011 SF
Price / SF:	\$254.42
Year Built:	1984
Zoning:	E
Traffic Count:	37,000

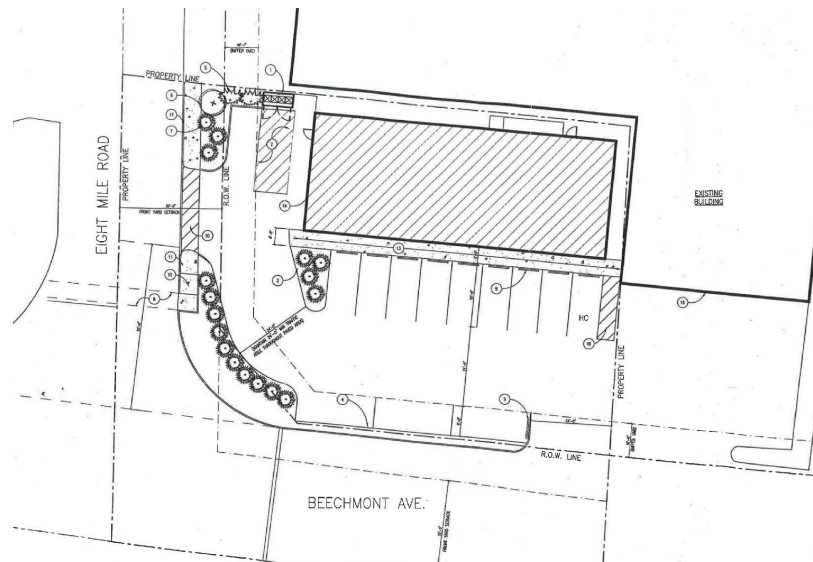
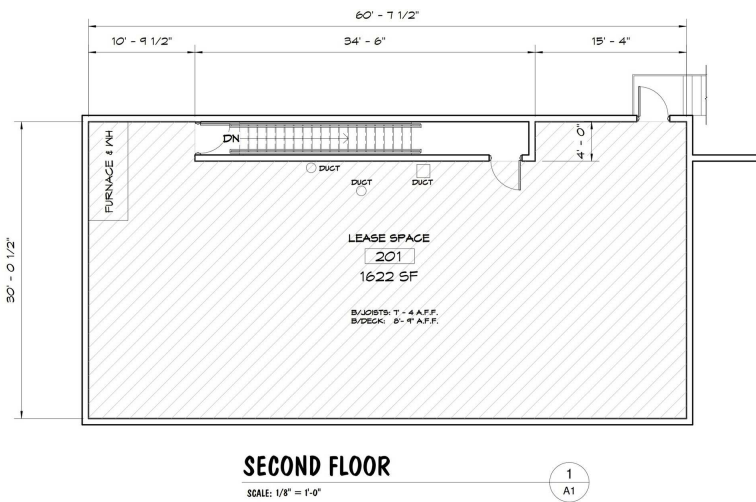
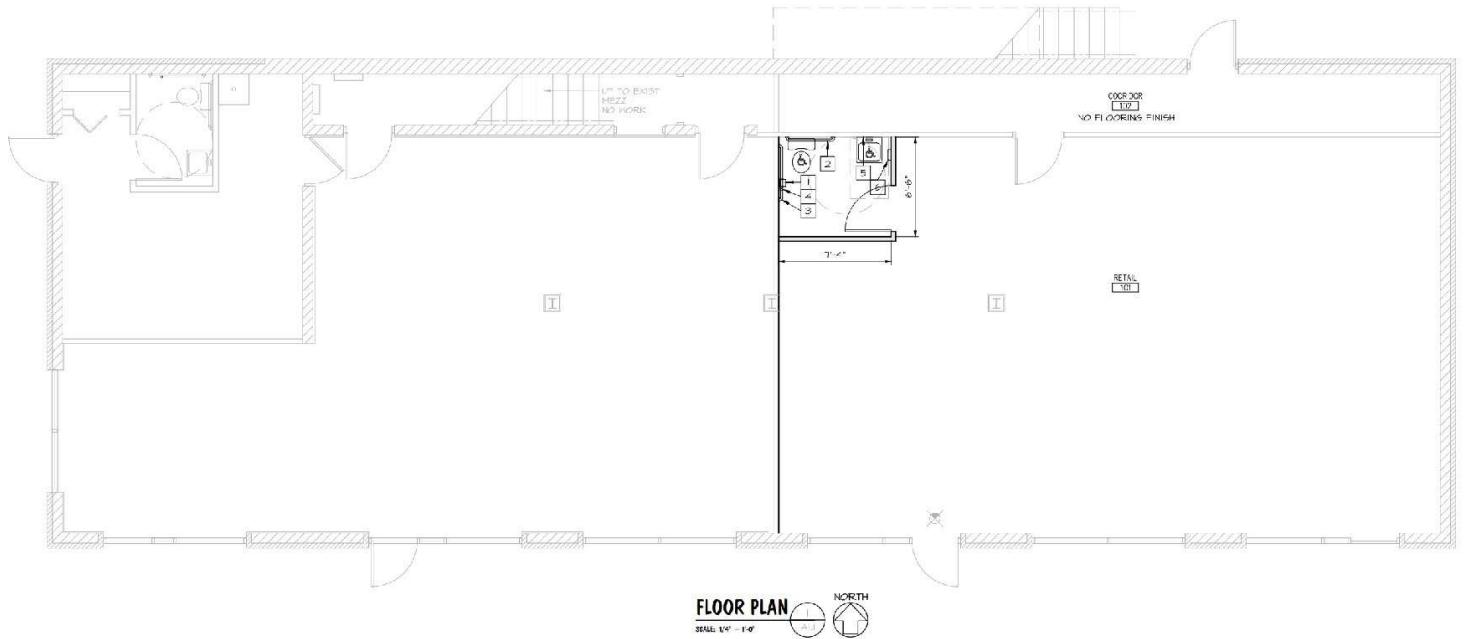
PROPERTY OVERVIEW

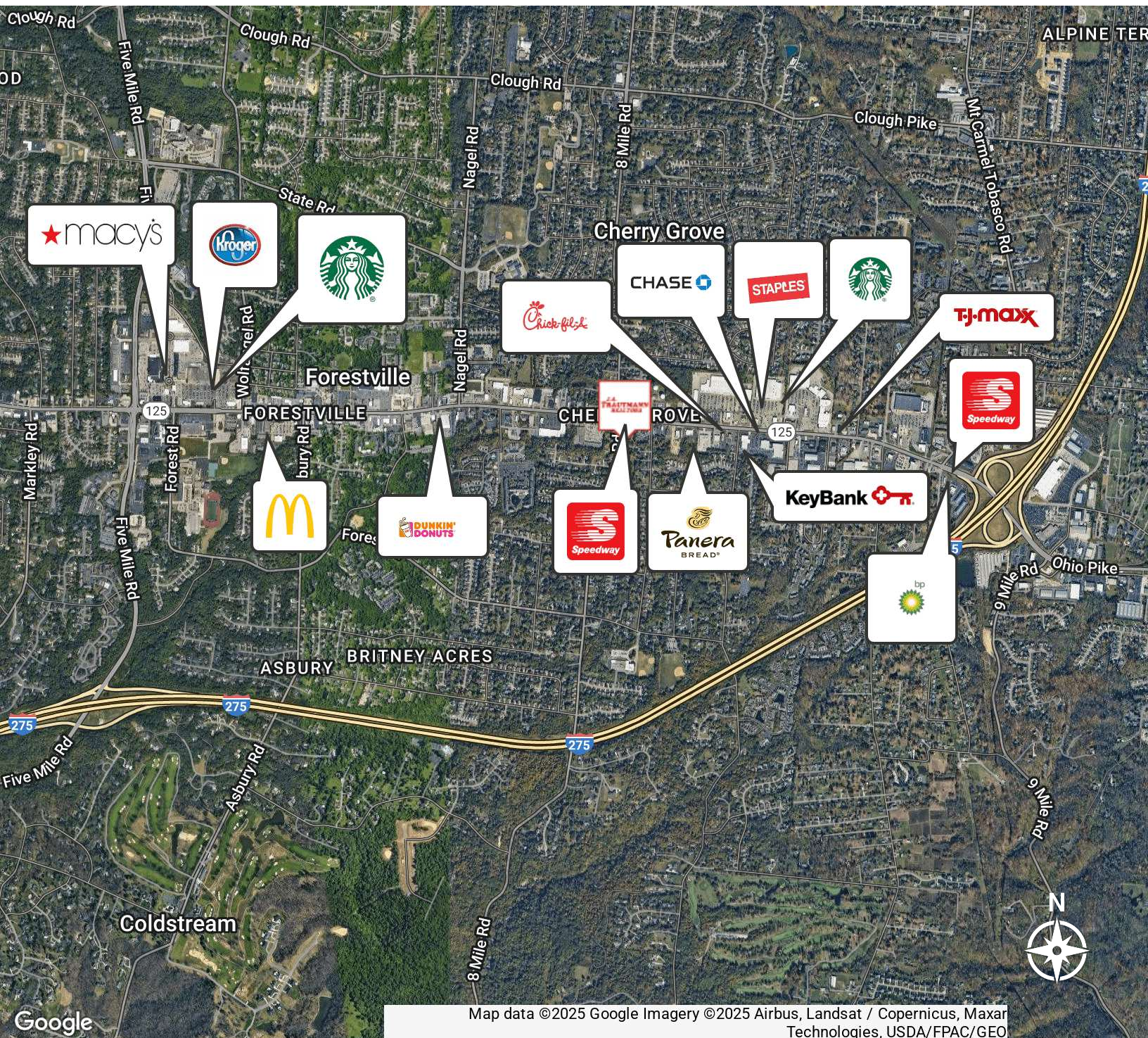
FOR SALE: Exceptional investment opportunity located at 8390 Beechmont Ave. This 2,944 SF building offers tremendous potential within a thriving neighborhood center environment. Completely remodeled in 2020. Zoned business and boasting a prime location on a hard corner. This property is currently at 50% occupancy, presenting the perfect chance for an owner occupant / investor seeking to maximize returns. With its strategic positioning in the heart of Anderson Twp, and 270 feet of frontage with pylon signage, this property promises compelling visibility, demographics and traffic counts (ADT~37,000). Just minutes from shopping, restaurants, grocery and large labor pool. Don't miss the chance to secure a prominent spot in this sought-after retail and neighborhood center location.

PROPERTY HIGHLIGHTS

- 2,944 SF multi-tenant building
- Built in 1984 and remodeled in 2020
- Prime location on corner with traffic light, signage and 270' of frontage
- Traffic counts: approximately 37,000
- Compelling demographics

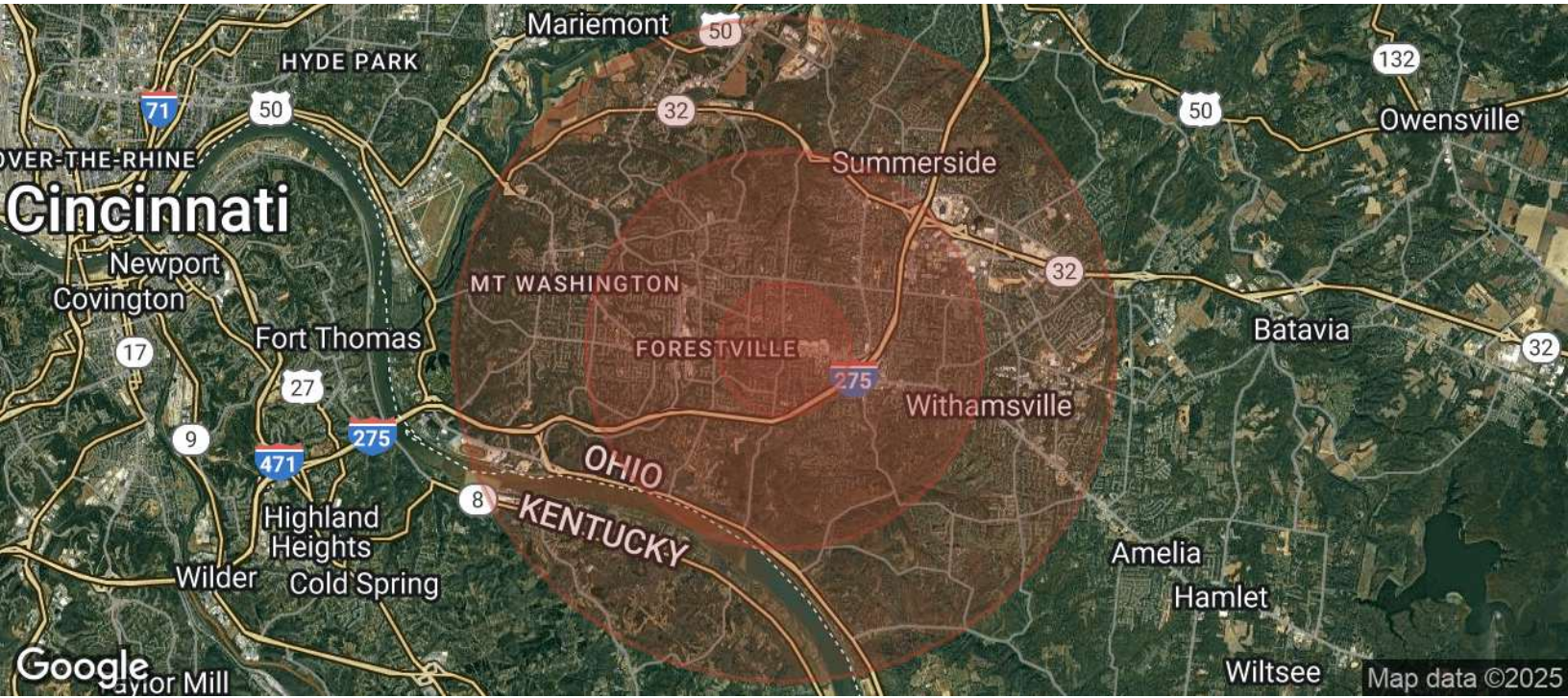






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DEMOGRAPHICS MAP &
REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,558	56,287	109,696
Average Age	42	41	42
Average Age (Male)	40	40	40
Average Age (Female)	43	42	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,320	22,774	45,657
# of Persons per HH	2.4	2.5	2.4
Average HH Income	\$109,695	\$125,796	\$120,845
Average House Value	\$306,332	\$340,575	\$339,930

Demographics data derived from AlphaMap