

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$330,000
Available SF:	72,185 SF
Lot Size:	1.66 Acres
Price / Acre:	\$198,795
Zoning:	C-G

PROPERTY OVERVIEW

Located along N Rockwell Ave in Bethany, this lot is zoned for commercial use. Being directly north of Cash Saver and south of the Mercy clinic, this lot positions itself well for multiple development opportunities.

PROPERTY HIGHLIGHTS

- Zoned for Commercial
- 209' of Frontage
- Easy Access
- Close proximity to the corner of Rockwell and 23rd

ETHAN SLAVIN
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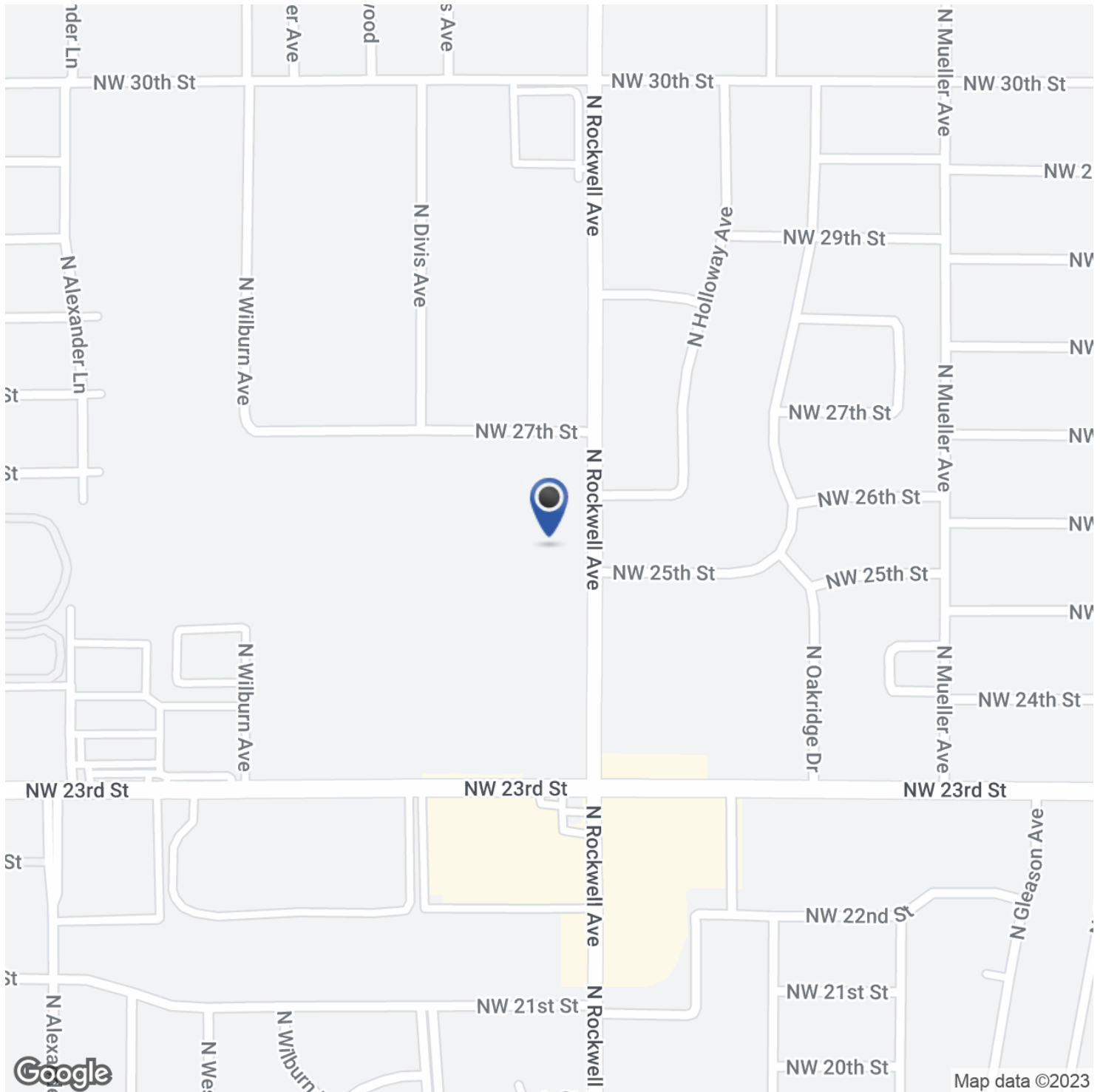
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ADDITIONAL PHOTOS



LOCATION MAP

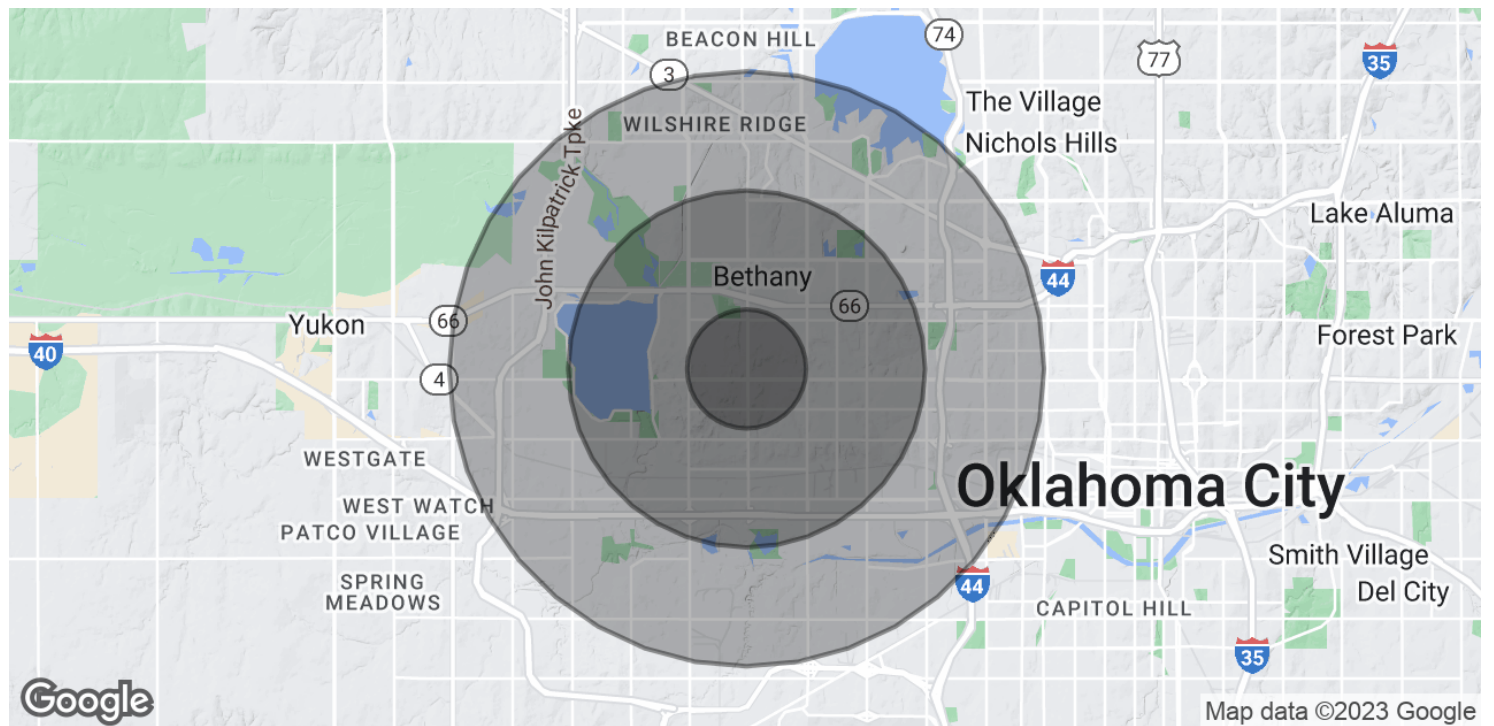


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	13,691	74,148	166,514
Average Age	37.0	33.8	34.8
Average Age (Male)	35.5	32.4	33.8
Average Age (Female)	37.8	34.7	35.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,063	32,498	73,312
# of Persons per HH	2.3	2.3	2.3
Average HH Income	\$54,384	\$49,354	\$56,348
Average House Value	\$135,835	\$123,502	\$134,721

* Demographic data derived from 2020 ACS - US Census

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