

EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|----------------|-----------|
| Sale Price: | \$575,000 |
| Building Size: | 5,664 SF |
| Lot Size: | 12,786 SF |
| Price / SF: | \$101.52 |
| Year Built: | 1981 |

PROPERTY OVERVIEW

5,664 SF multi-office building for sale right off NW Expressway and MacArthur Blvd. High visibility with 52, 608 VPD on NW Expressway and 19,665 VPD on MacArthur Blvd.

PROPERTY HIGHLIGHTS

- High Visibility
- Off NW Expressway
- Private Parking

TYLER HUXLEY
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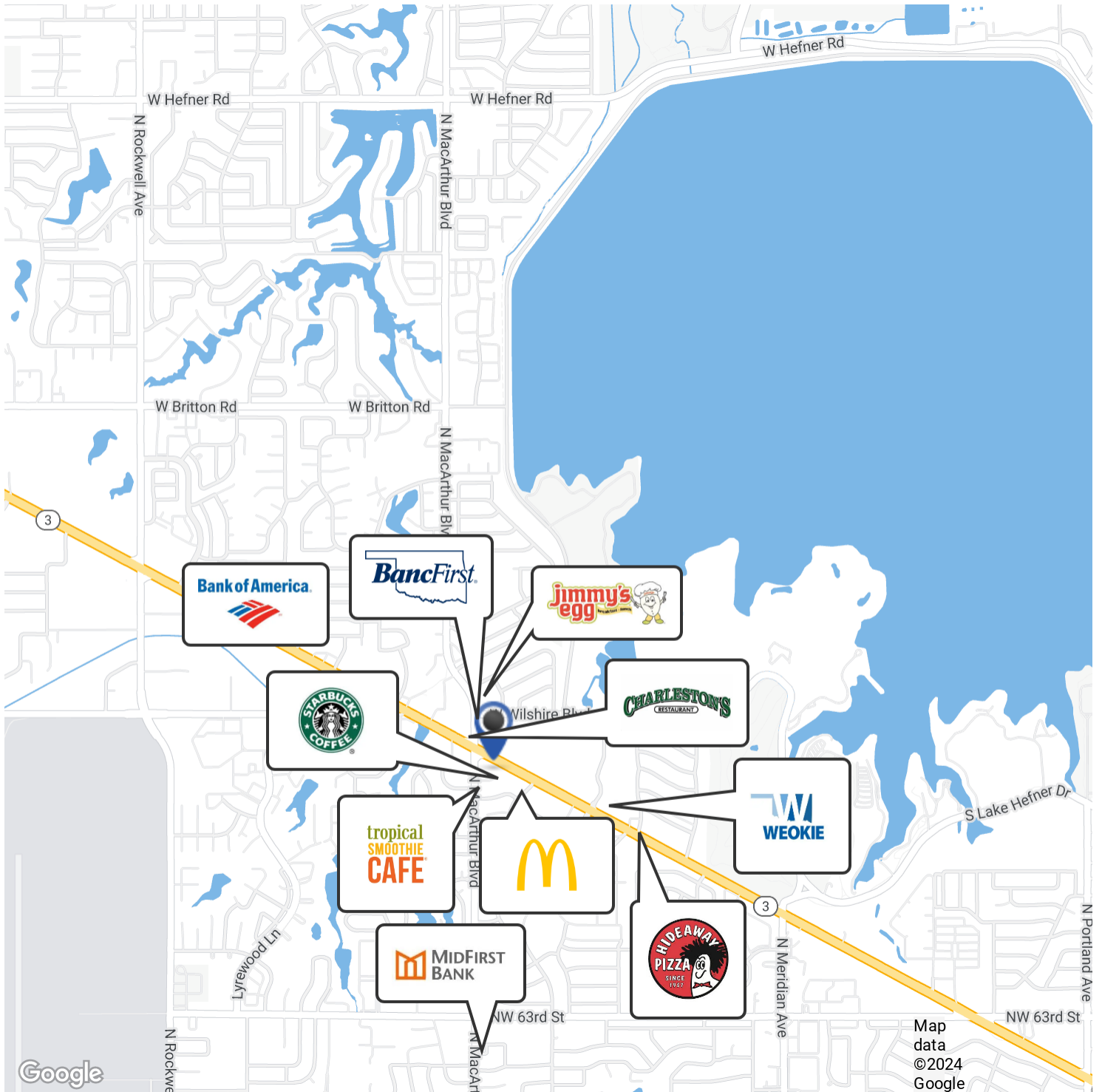
ADDITIONAL PHOTOS



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RETAILER MAP



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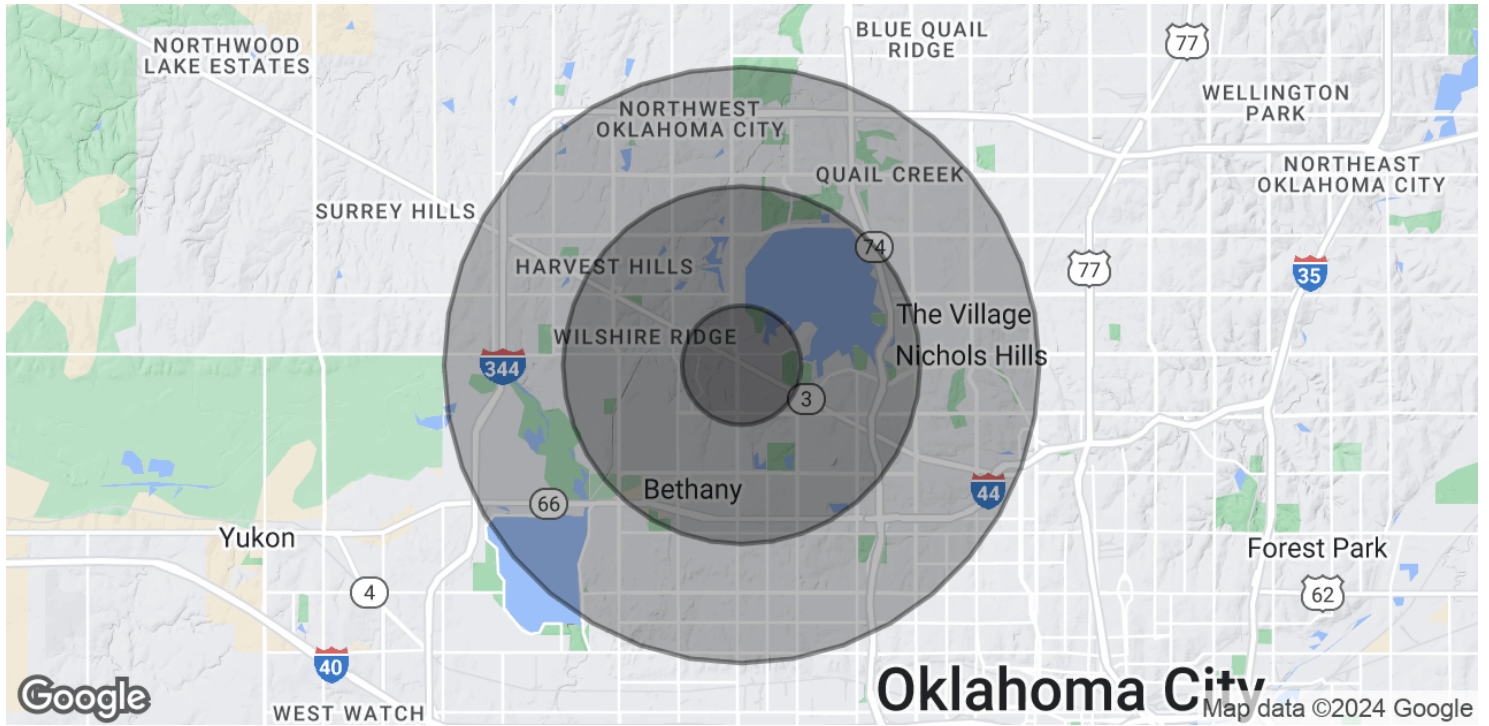
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population | 12,406 | 78,988 | 210,979 |
| Average Age | 37 | 41 | 40 |
| Average Age (Male) | 36 | 39 | 39 |
| Average Age (Female) | 39 | 42 | 41 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 4,980 | 33,705 | 90,822 |
| # of Persons per HH | 2.5 | 2.3 | 2.3 |
| Average HH Income | \$74,418 | \$83,533 | \$90,361 |
| Average House Value | \$230,904 | \$243,727 | \$281,689 |

Demographics data derived from AlphaMap

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