

OFFERING SUMMARY

Sale Price:	Subject To Offer
Available SF:	
Lot Size:	0.88 Acres
Annual Taxes:	\$1,405

PROPERTY OVERVIEW

Proposed Building Sizes:
 Medical 3,000 SF
 Office 5,000 SF
 Retail 10,000 SF

PROPERTY HIGHLIGHTS

- Close proximity to several Industrial Parks and Spring Hill Suites by Marriott.
- Property is contiguous to The Sunshine Square Shopping Center which is tenanted by Stop & Shop, Starbucks, Rite Aid, Planet Fitness, Savers, Family Dollar, Subway, Ruby Tuesday, Friendly's and Firestone Auto Care.

LORRAINE O'HARA

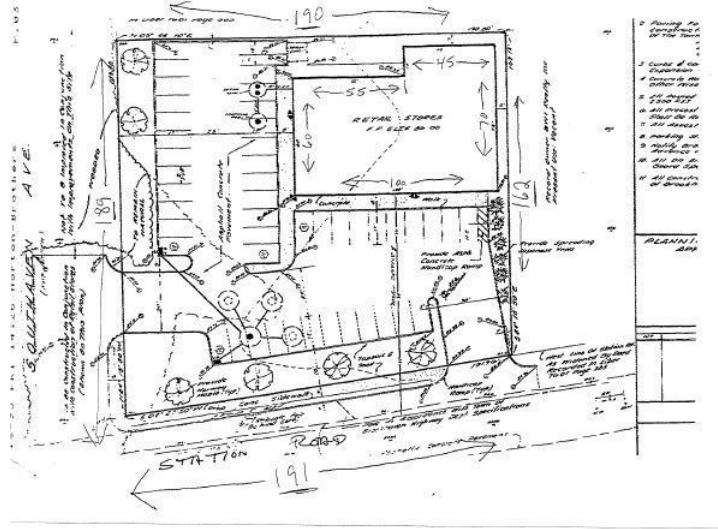
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The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness.

FOR SALE



Conceptual Site Plan



Aerial view of adjacent shopping center - Sunshine Square

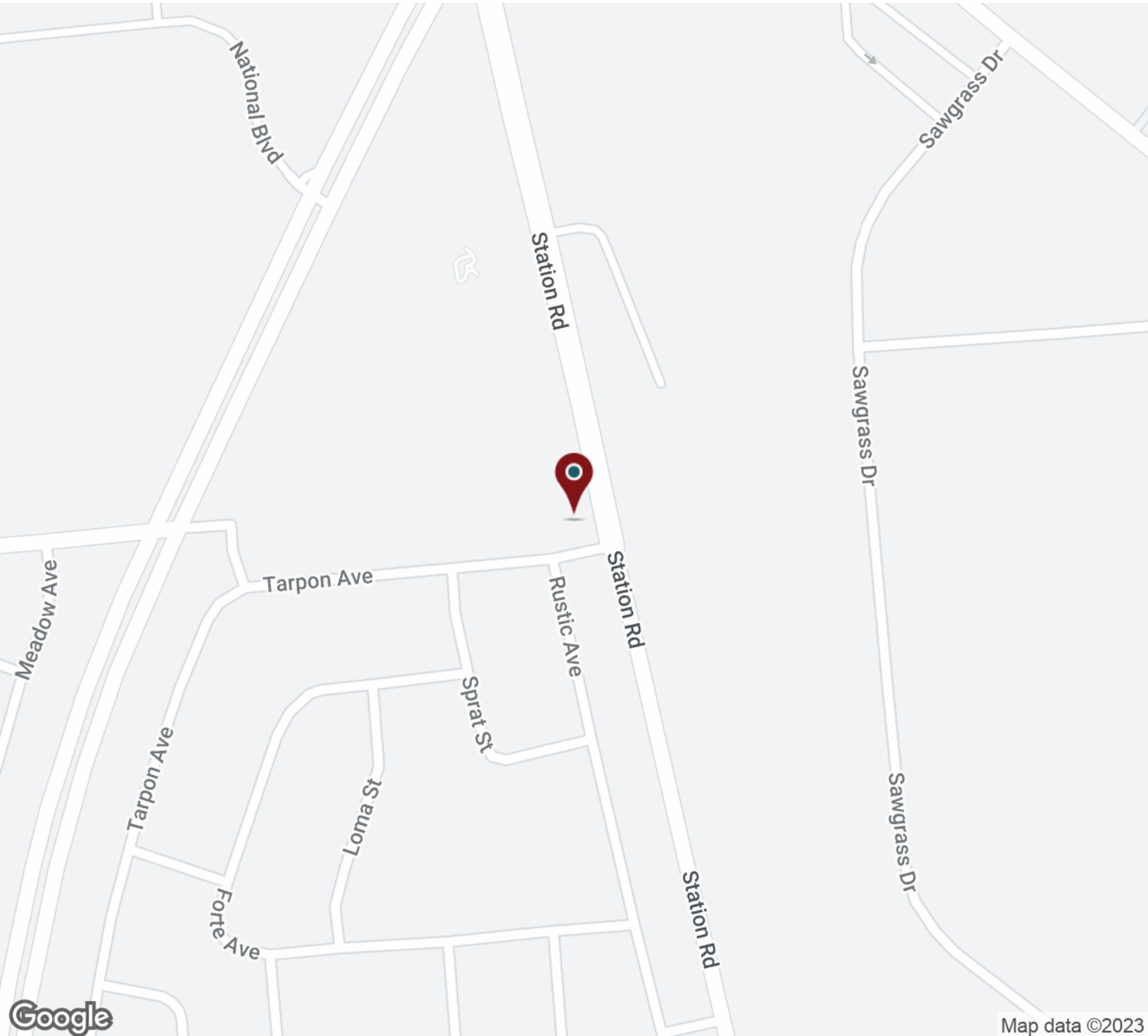
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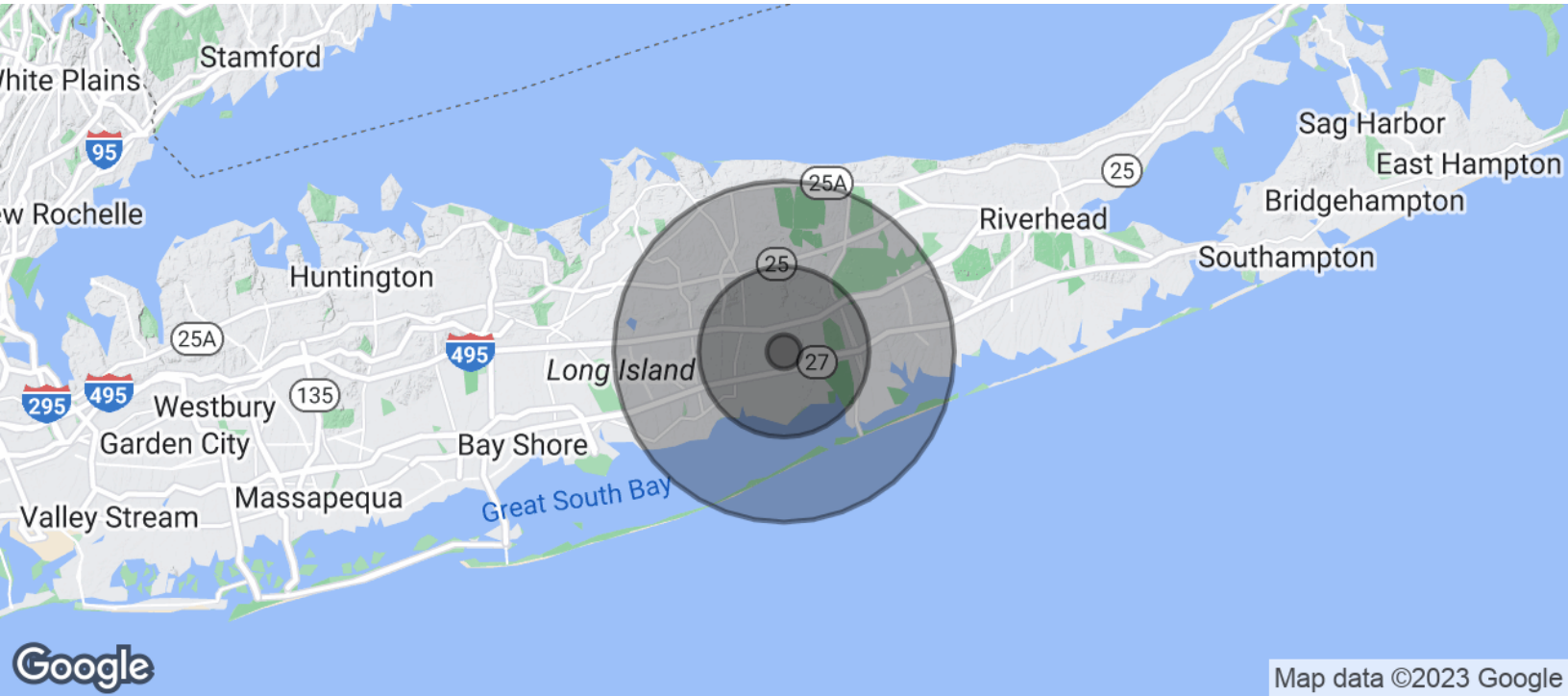
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Map data ©2023 Google

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	4,246	116,339	473,370
Average age	36.2	37.1	38.1
Average age (Male)	35.7	36.1	37.1
Average age (Female)	36.8	38.4	39.2
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,265	39,626	163,208
# of persons per HH	3.4	2.9	2.9
Average HH income	\$92,034	\$84,868	\$89,142
Average house value	\$382,264	\$370,483	\$382,868

* Demographic data derived from 2020 ACS - US Census

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