

R + E + D

REAL ESTATE DEVELOPMENT PARTNERS

## Retail Building For Sale



R + E + D

REAL ESTATE DEVELOPMENT PARTNERS

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# AREA MAP





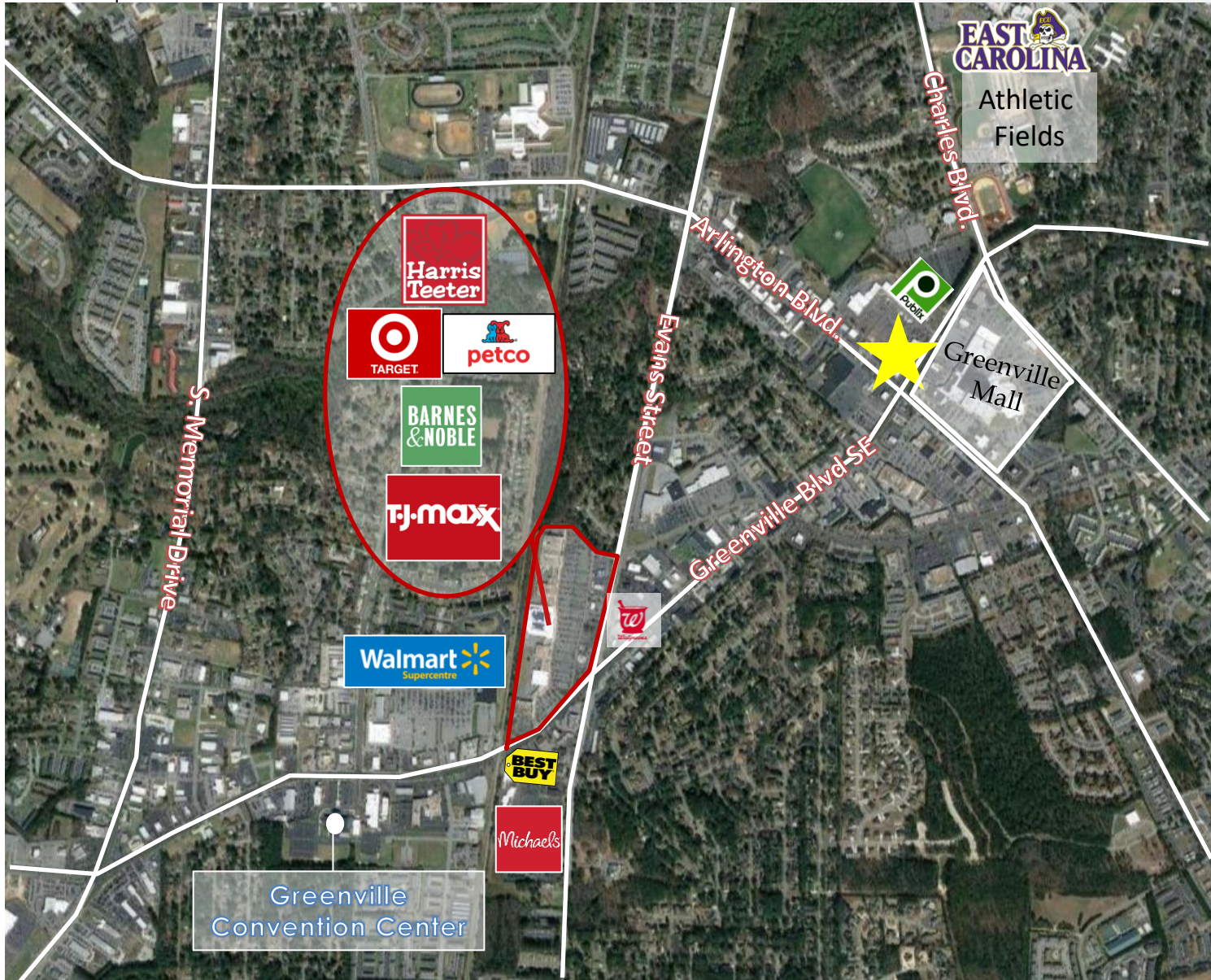


- ❖ **PURCHASE PRICE - \$1,384,615.38**
- ❖ **SQUARE FOOTAGE - 3,310**
- ❖ **LOT SIZE - .431 AC**
- ❖ **PARKING SPACES - 22 SPACES**
- ❖ **VERY DESIRABLE AND HIGH TRAFFIC LOCATION SURROUNDED BY SOME OF THE LARGEST NATIONAL RETAILERS**

- ❖ **LEASE EXPIRATION - 05/31/2028**
- ❖ **Current NOI - \$90,000.00**
- ❖ **CAP RATE - 6.50%**
- ❖ **Parking Ratio - 6.65 Per 1,000 S/F**
- ❖ **RARE OPPORTUNITY TO PURCHASE A FREE-STANDING BUILDING WITH AMPLE PARKING**



# AREA MAP







# DEMOGRAPHICS



Population

	<u>2010</u>	<u>2021</u>
1 Mile:	7,221	8,056
3 Mile:	71,195	79,140
5 Mile:	108,357	120,144



Average Household Income

1 Mile:	\$68,660
3 Mile:	\$67,222
5 Mile:	\$70,164

