

SUMMARY

LOCATION AERIAL

PHOTOS

DEMOGRAPHICS

## FOR SALE

### PROPERTY SUMMARY

Fully leased centrally located multitenant office space for sale. The property is conveniently located just west of I-65, and is very close to shopping, restaurants, and other amenities at the major intersection of Airport Boulevard and Downtowner Boulevard. Contact Stirling for additional details.

### PRICING

- \$500,000
- CAP rate: ± 10.55%

### PROPERTY SIZE

- Building: 5,364 ± SF
- Lot 16,000 ± SF

### TENANTS

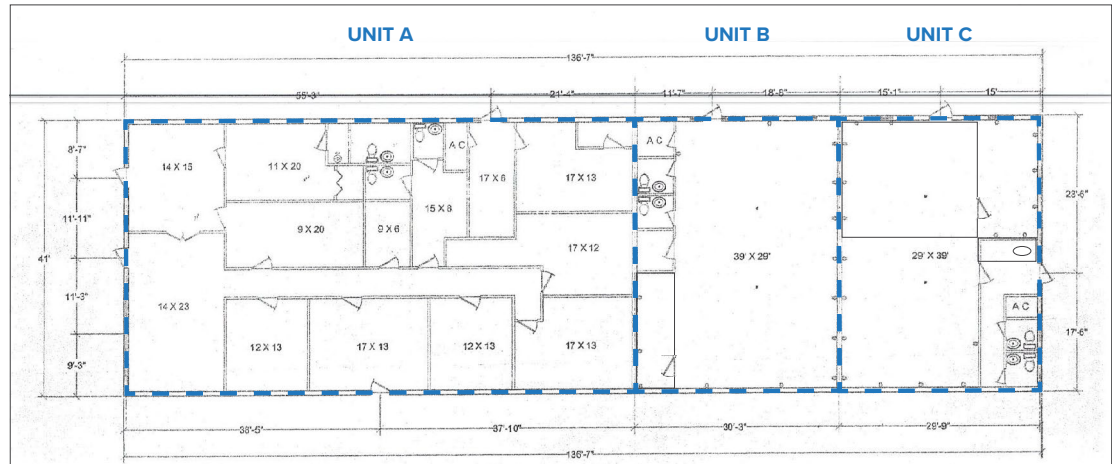
- Unit A: The Babe Cave
- Unit B: The Shepherd Share & Care Ministry
- Unit C: Southern Style Studios

### AREA BUSINESSES

- Starbucks
- Carrabba's Italian Grill
- Chipotle
- The Fresh Market
- Panda Express
- pOpshelf
- PNC Bank
- Edward Jones
- Jackson Hewitt
- Elliot's Jewelry
- Biryano Pot
- La-Z-Boy
- The Home Depot
- Academy Sports + Outdoors

### TRAFFIC COUNTS (ADT 2023)

- Airport Boulevard: 46,209
- I-10: 95,672

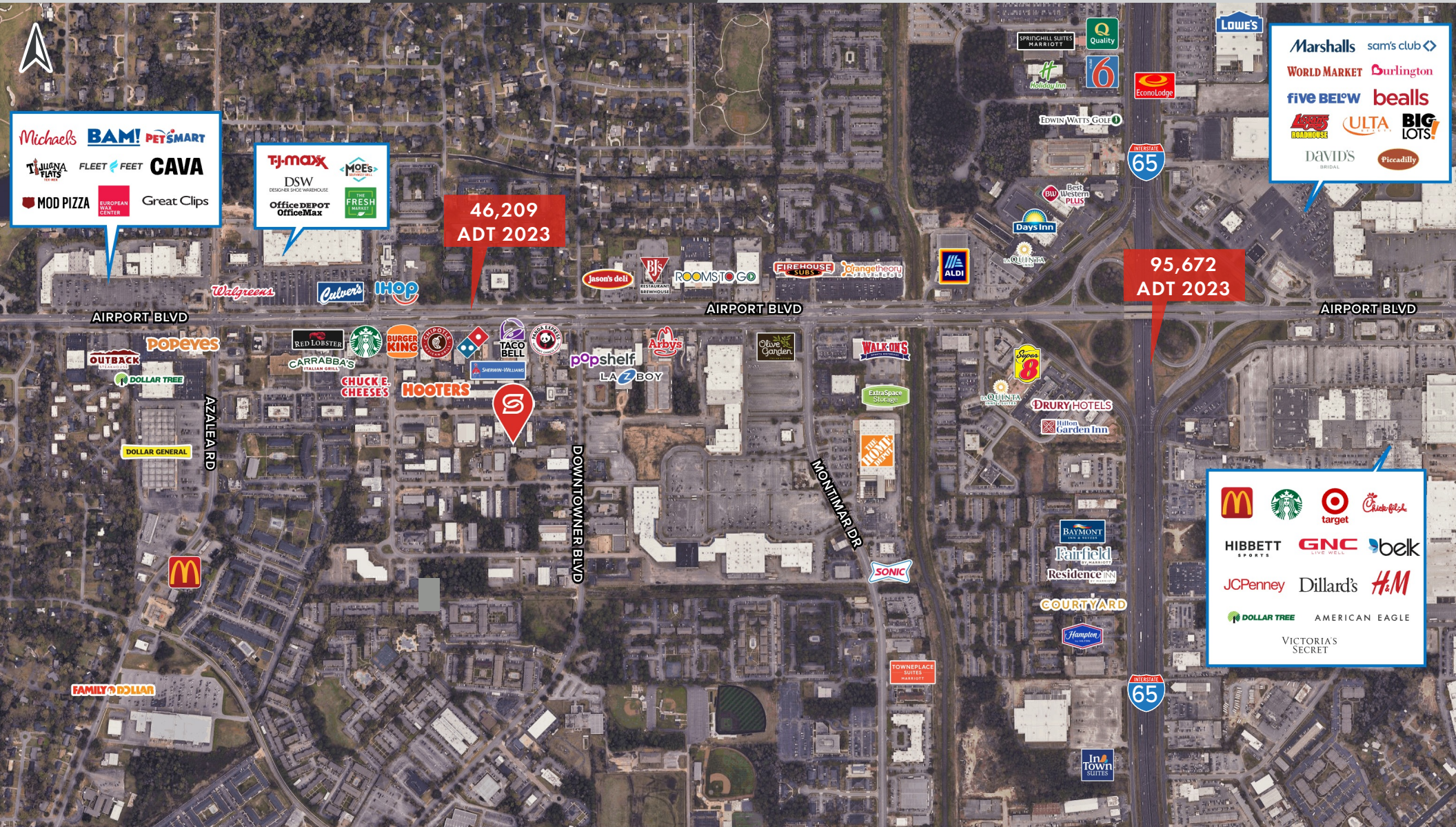


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**46,209  
ADT 2023**

**95,672  
ADT 2023**

- Marshalls
- sams club
- WORLD MARKET
- Burlington
- five BELOW
- bealls
- LOYS
- ULTA
- BIG LOTS!
- DAVID'S BRIDAL
- Piccadilly

- McDonald's
- Starbucks
- target
- Chick-fil-A
- HIBBETT SPORTS
- GNC
- belk
- JCPenney
- Dillard's
- H&M
- DOLLAR TREE
- AMERICAN EAGLE
- VICTORIA'S SECRET

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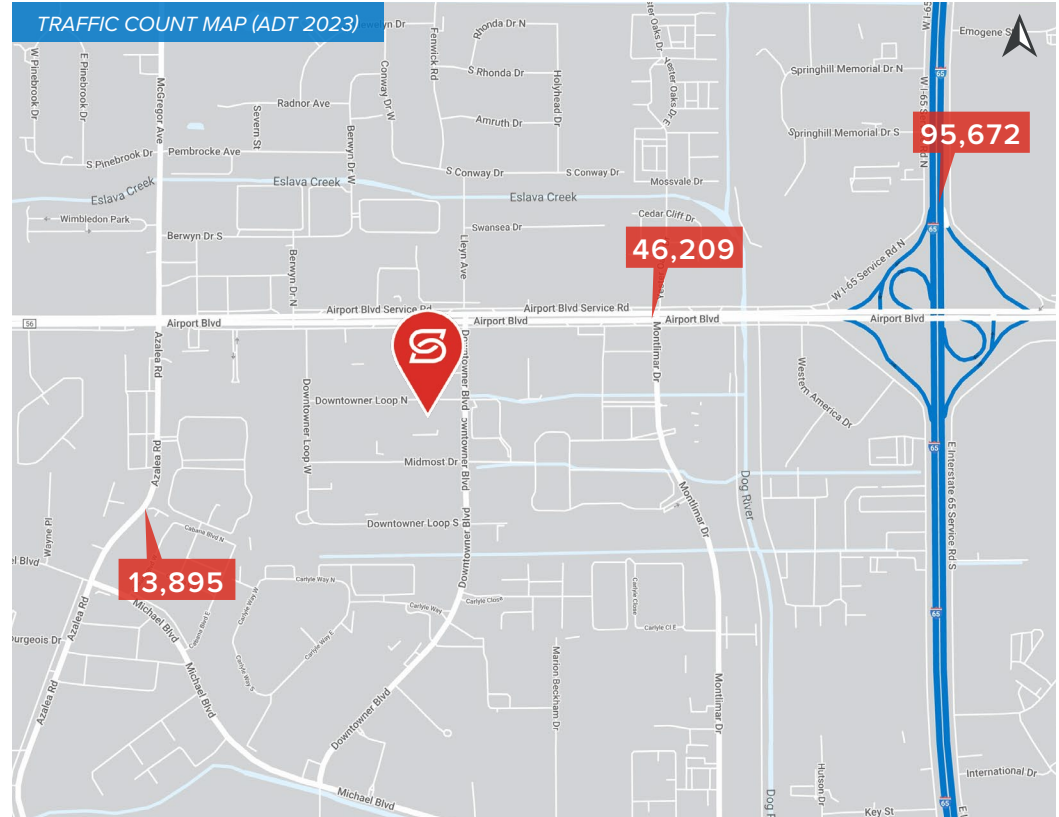
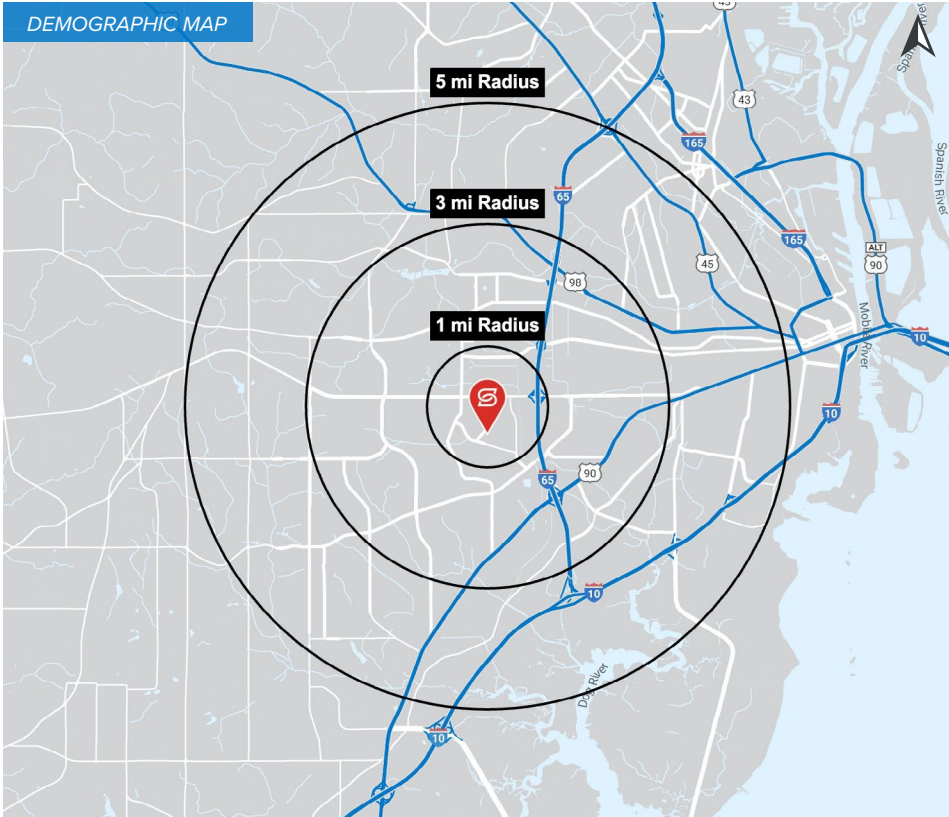


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## 2024 DEMOGRAPHICS

|            | 1 MILE | 3 MILE | 5 MILE  | 1 MILE         | 3 MILE   | 5 MILE   | 3 MILE   | 5 MILE     | 10 MILE |        |        |
|------------|--------|--------|---------|----------------|----------|----------|----------|------------|---------|--------|--------|
| POPULATION | 10,098 | 69,348 | 169,719 | AVG. HH INCOME | \$74,147 | \$87,083 | \$81,013 | HOUSEHOLDS | 4,983   | 30,579 | 72,385 |