



## PROPERTY DETAILS

**Sale Price:** \$1,050,000

**Lease Rate:** \$7,500/MO NNN

**Ground Lease:** \$2,000/AC/MO

### Tim Plemmons, MICP

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## PROPERTY DESCRIPTION

+/- 10,000 SF of commercial buildings on 3.1 +/- acres available for sale or lease. Building consists of office/showroom, drive-in storage/garage bays. Bays set up as a repair facility but can be used for warehousing.

Parcel	Size	Zoning
#110	+/- .6816 AC	C
#111	+/- .3546 AC	C
#148	+/- 1.98 AC	C
#213	+/- .0474 AC	CR

## PROPERTY HIGHLIGHTS

- Potential uses include retail, self-storage, outside storage, auto/boat repair, industrial, and redevelopment as multifamily.
- Accessible to Northbound & Southbound traffic and from side streets.
- Public water and sewer.
- Drive-in and external dock loading.

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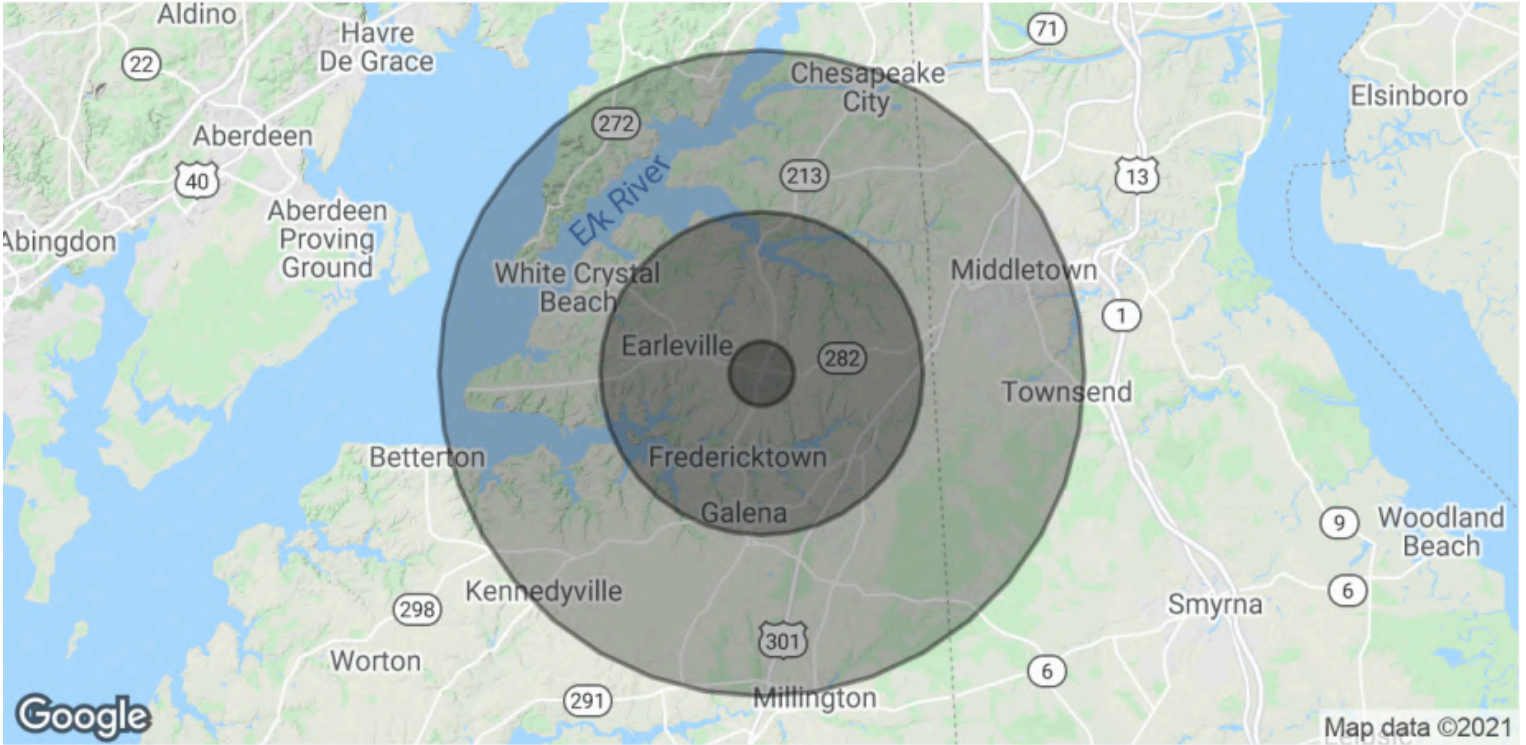
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	173	4,631	28,542
Average age	46.0	44.6	41.0
Average age (Male)	45.2	44.2	40.5
Average age (Female)	47.5	45.4	41.6
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	69	1,792	10,166
# of persons per HH	2.5	2.6	2.8
Average HH income	\$80,921	\$78,802	\$85,564
Average house value		\$357,787	\$352,817

\* Demographic data derived from 2010 US Census

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