



Property Summary



DAILY TRAFFIC CONDITIONS

TRAFFIC COUNT	DAILY TRAFFIC
COUNT	52,043
STREET	Hwy. 50
COUNT 2	34,756
STREET 2	Hwy. 291

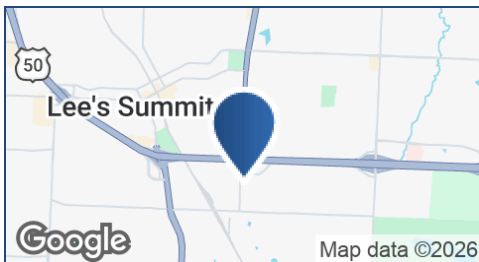
DEMOGRAPHICS - 2025

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Estimated Population	6,130	50,776	95,478
Average HH Income	\$117,696	\$115,059	\$133,086
Estimated Households	2,431	21,002	36,911

PROPERTY HIGHLIGHTS

- ±1.16 acres located adjacent to The Home Depot
- Other nearby retailers and restaurants include Aldi, NAPA, Tractor Supply Company, Culver's and Perkins Restaurant & Bakery
- Great access from both Hwy. 50 and Hwy. 291
- Signalized intersection

\* Figures shown represent estimates



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