

PROPERTY DESCRIPTION

Unique Opportunity to acquire an investment property with a long term tenant in place including a duplex with 2 residential units. A long term experienced restaurant operator with 40+ years in the business anchors this mixed-use parcel.

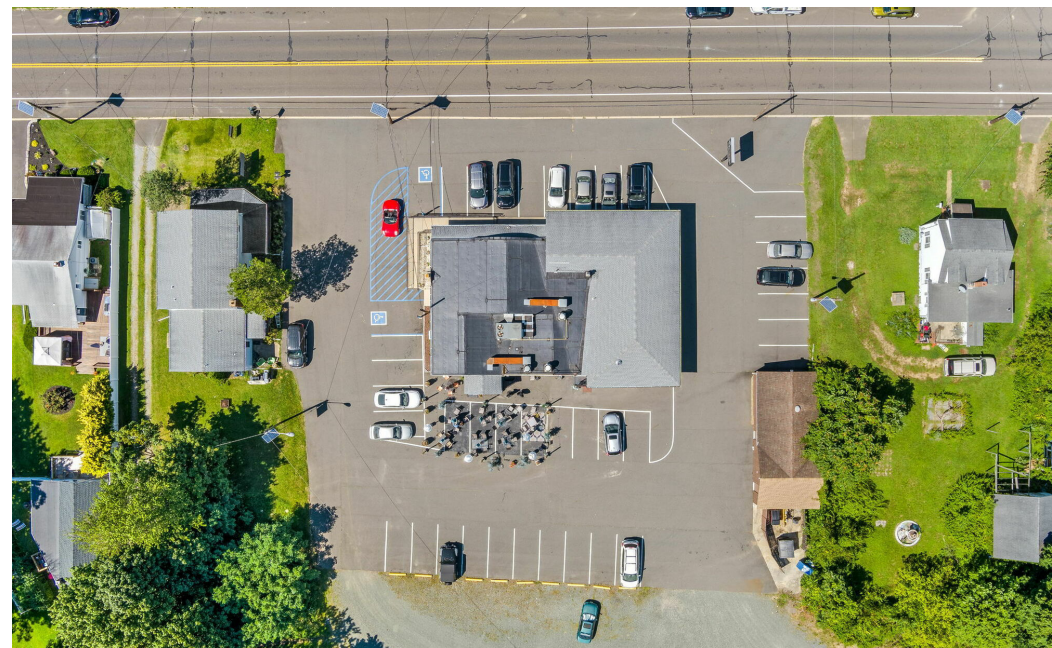
PROPERTY HIGHLIGHTS

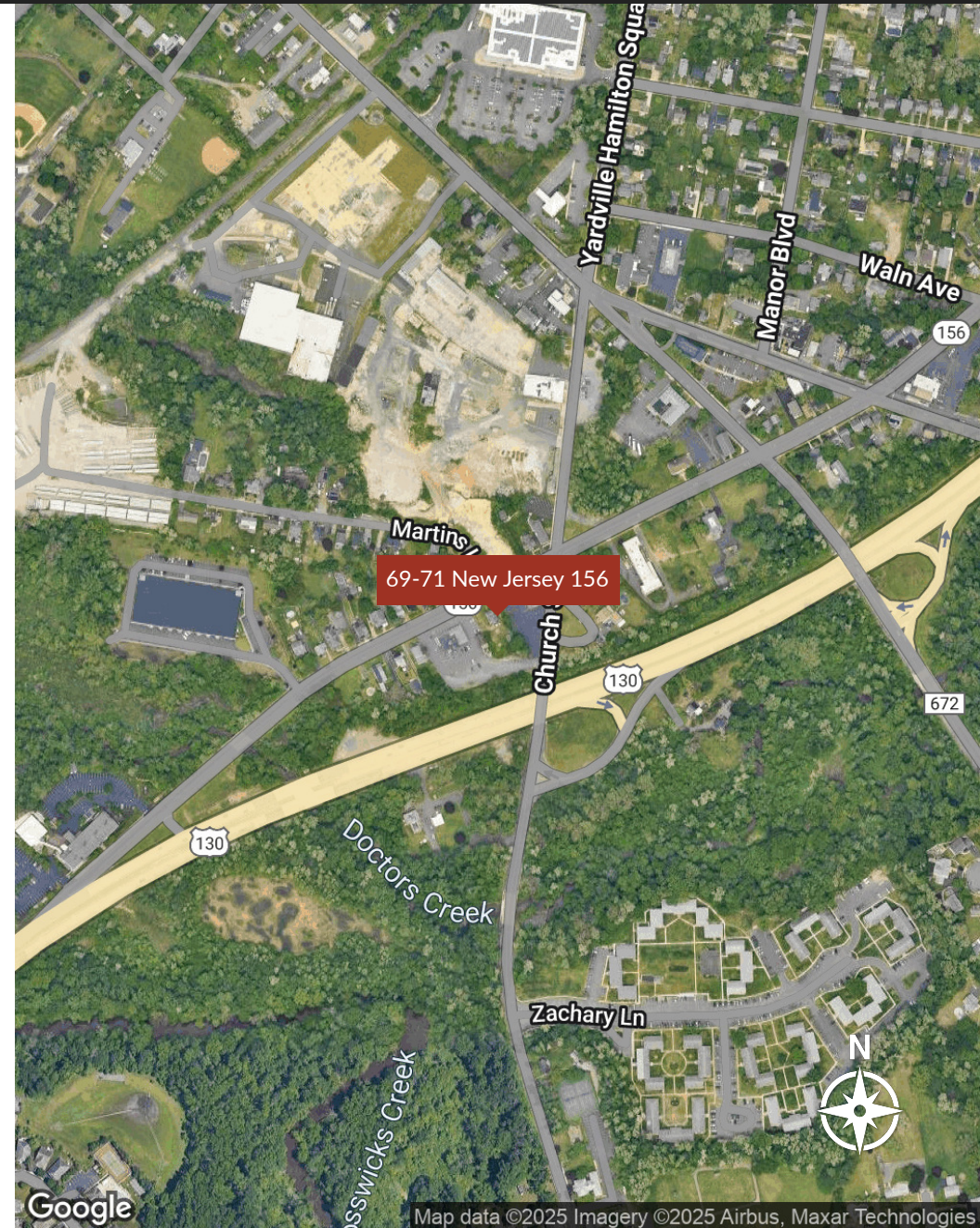
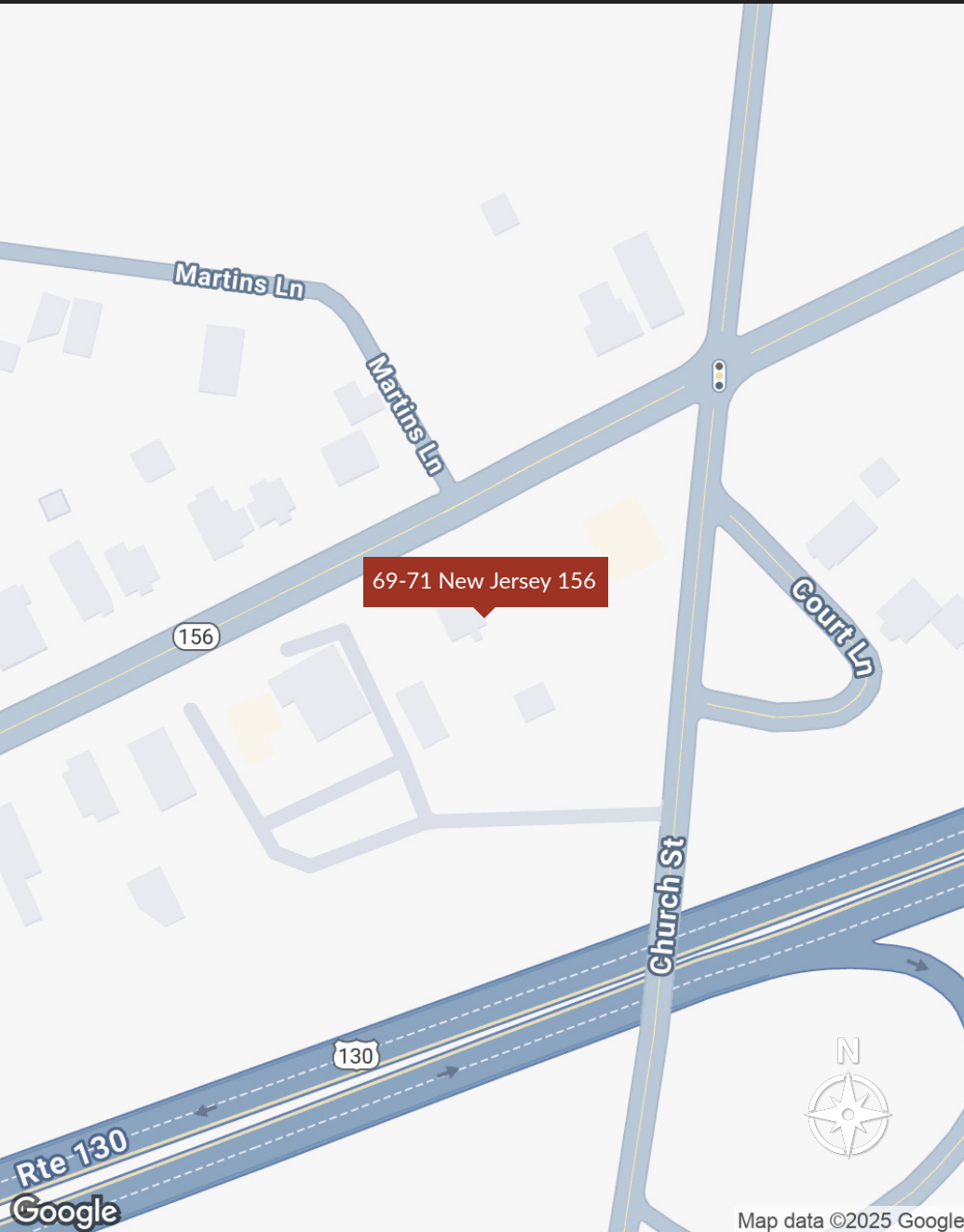
- Situated in a strategic location, this property benefits from high visibility and accessibility, further enhancing its investment potential.
- Enhance your investment strategy by diversifying into both residential and commercial real estate with this mixed-use property.
- The restaurant's decades-long success underscores the viability and attractiveness of this investment, making it a promising addition to your real estate portfolio.

OFFERING SUMMARY

Sale Price:	\$849,000
Lot Size:	1.46 Acres
Building Size:	4,700 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	551	2,282	5,024
Total Population	1,211	5,497	12,667
Average HH Income	\$92,320	\$91,713	\$89,326





POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,211	5,497	12,667
Average Age	45.3	44.6	44.9
Average Age (Male)	42.0	40.7	41.6
Average Age (Female)	48.4	47.9	47.5

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	551	2,282	5,024
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$92,320	\$91,713	\$89,326
Average House Value	\$265,985	\$270,080	\$274,579

2020 American Community Survey (ACS)

