



<b>Sale Price</b>	<b>\$1,600,000</b>
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## PROPERTY OVERVIEW

Free standing Restaurant with 72 parking spots

## OFFERING SUMMARY

<b>Building Size:</b>	6,530 SF
<b>Lot Size:</b>	1.588 Acres
<b>Price / SF:</b>	\$245.02
<b>Year Built:</b>	2003
<b>Traffic Count:</b>	28,806

## LOCATION OVERVIEW

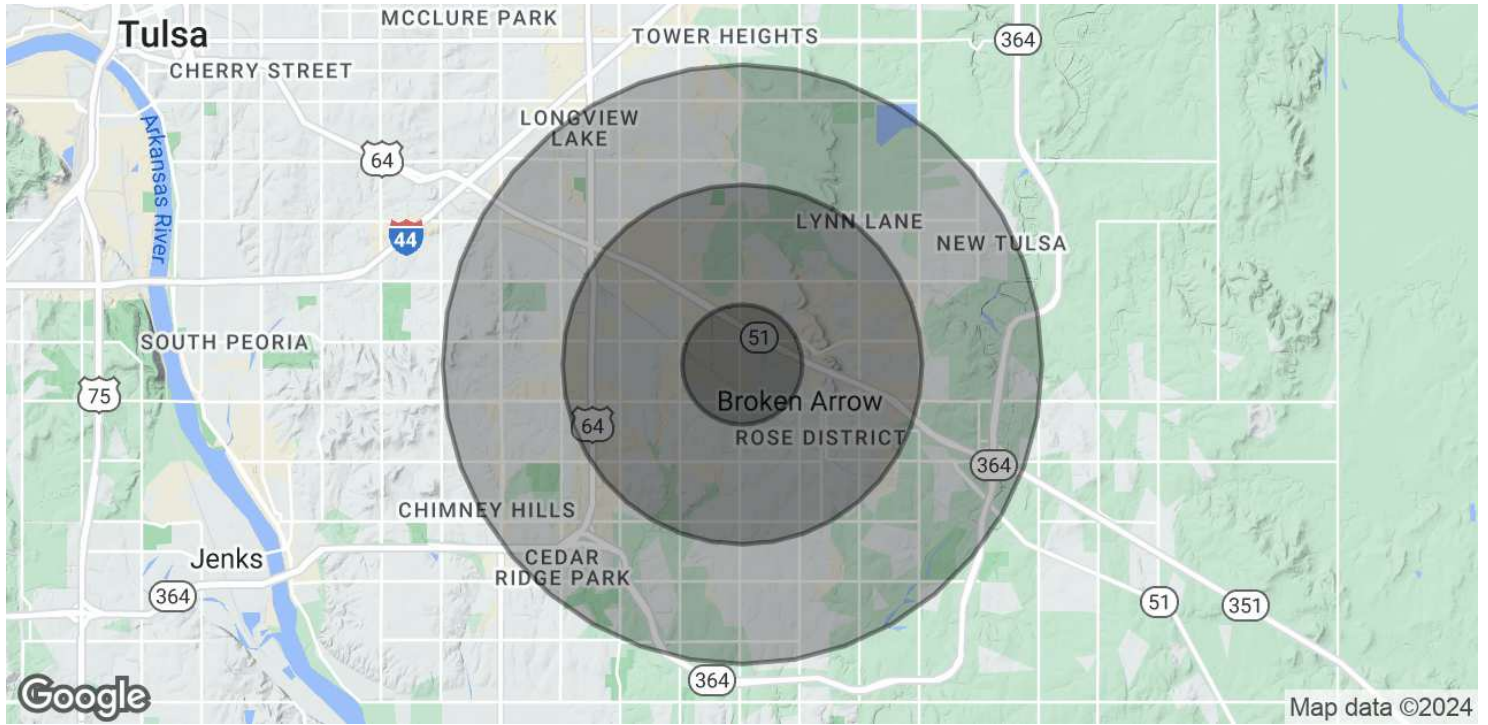
On Apen (145th E Ave) about 6500 block on east side of the road.



# Location Map







POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,137	58,308	163,568
Average age	31.3	34.2	33.2
Average age (Male)	30.5	33.2	32.4
Average age (Female)	34.0	35.4	33.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,197	21,700	63,167
# of persons per HH	2.8	2.7	2.6
Average HH income	\$63,893	\$70,533	\$63,401
Average house value	\$135,329	\$146,763	\$140,442

TRAFFIC COUNTS	1 MILE	3 MILES	5 MILES
N ASPEN AVE	28,806/day		

\* Demographic data derived from 2020 ACS - US Census