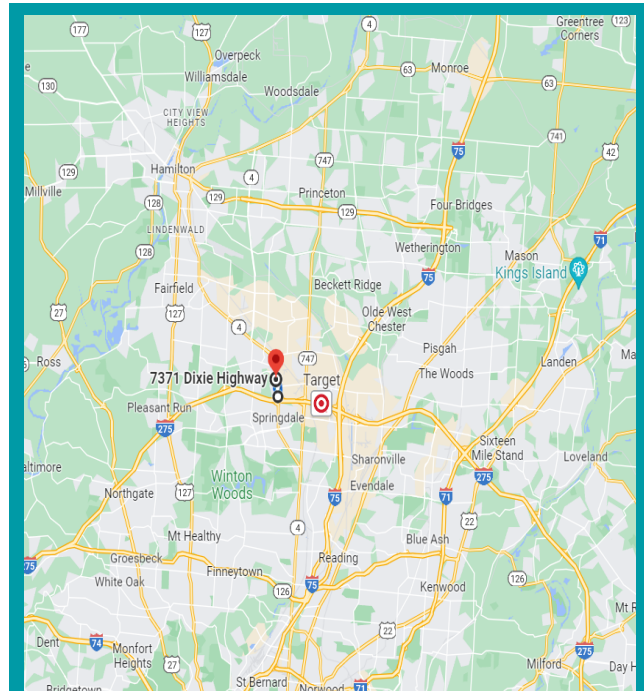




PROPERTY HIGHLIGHTS

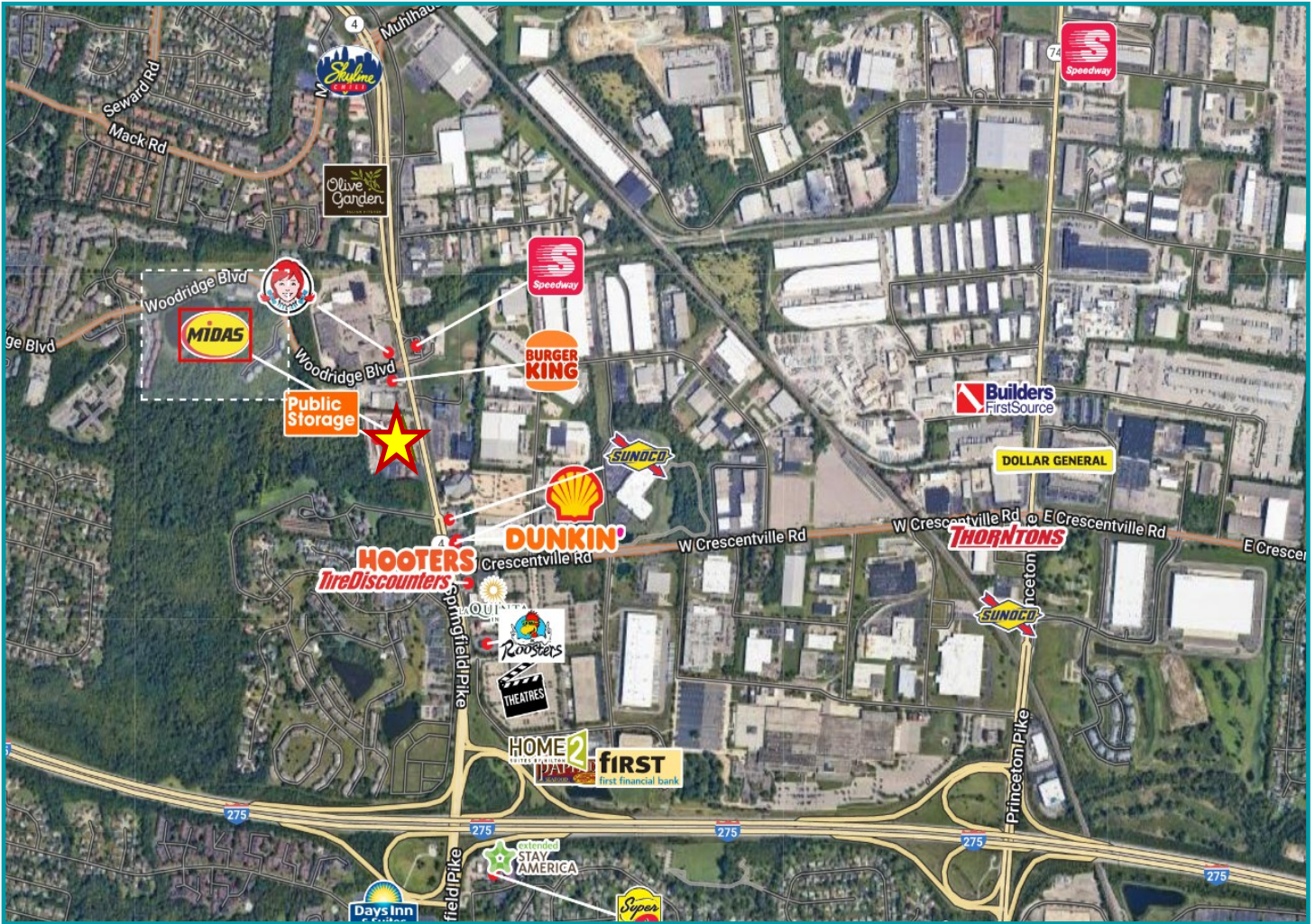
- 11,200 SF Freestanding Building on 1.03 acres with 30+ parking sports
- Retail/Flex For Lease on Dixie Highway!
- Zoning C3A-General Business
- Building Signage Available
- Excellent Visibility
- 1 Drive –In Door (10' x 14' FT)
- Ceiling Heights 15'-16' FT
- 181' FT of frontage with dedicated turn in lane
- Located on Dixie HWY (4) and only .06 miles from I-275
- 39,296 cpd on Dixie HWY and 123,695 cpd on I-275
- For Lease \$13.00 PSF NNN



For More Information, Please Contact:

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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	6,876	55,208	145,548
Average HH Income	\$80,025	\$98,884	\$ 117,281
Daytime Population	10,743	76,819	153,477

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The information contained herein has been obtained from the property owner or other sources that we deem reliable. Although we have no reason to doubt its accuracy, no representation or warranty is made regarding the information, and the property is offered "as is". The submission may be modified or withdrawn at any time by the property owner.