



### Property Summary

Building SF:	6,720
Lot Size:	0.52 Acres
Price:	\$600,000

### Property Overview

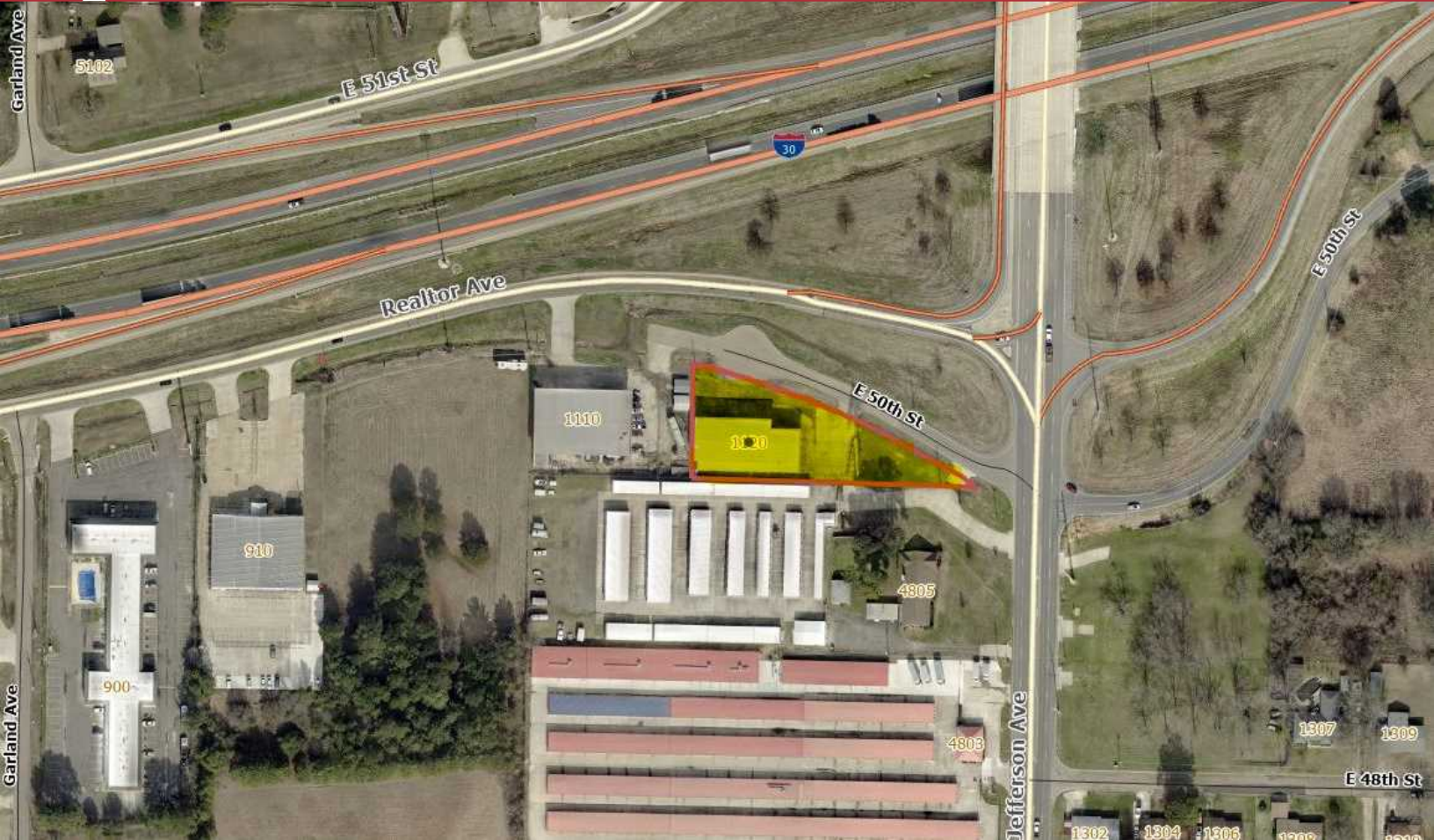
Large building that can be used as a mechanic shop or repair shop. Has large overhead doors and nice office space.  
Has 6,270 SF of space!  
Lease 3yr term for \$5,000, gross lease  
Sales price of \$600,000!

Traffic counts:  
Jefferson Ave - 10,671  
East 50th - 1,715  
I-30 - 49,925

### Location Overview

Direct access to Jefferson Blvd and Interstate I-30!





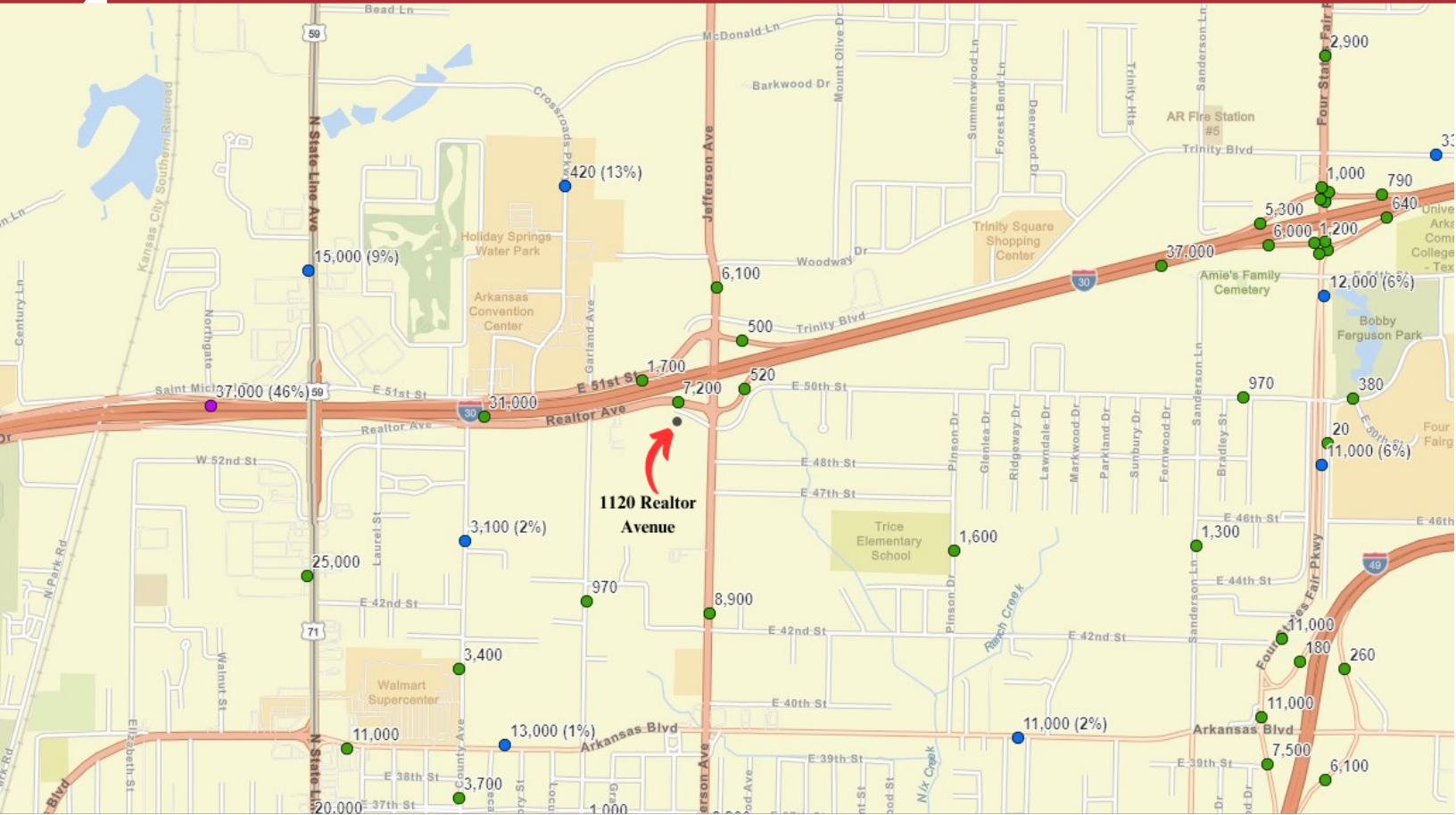




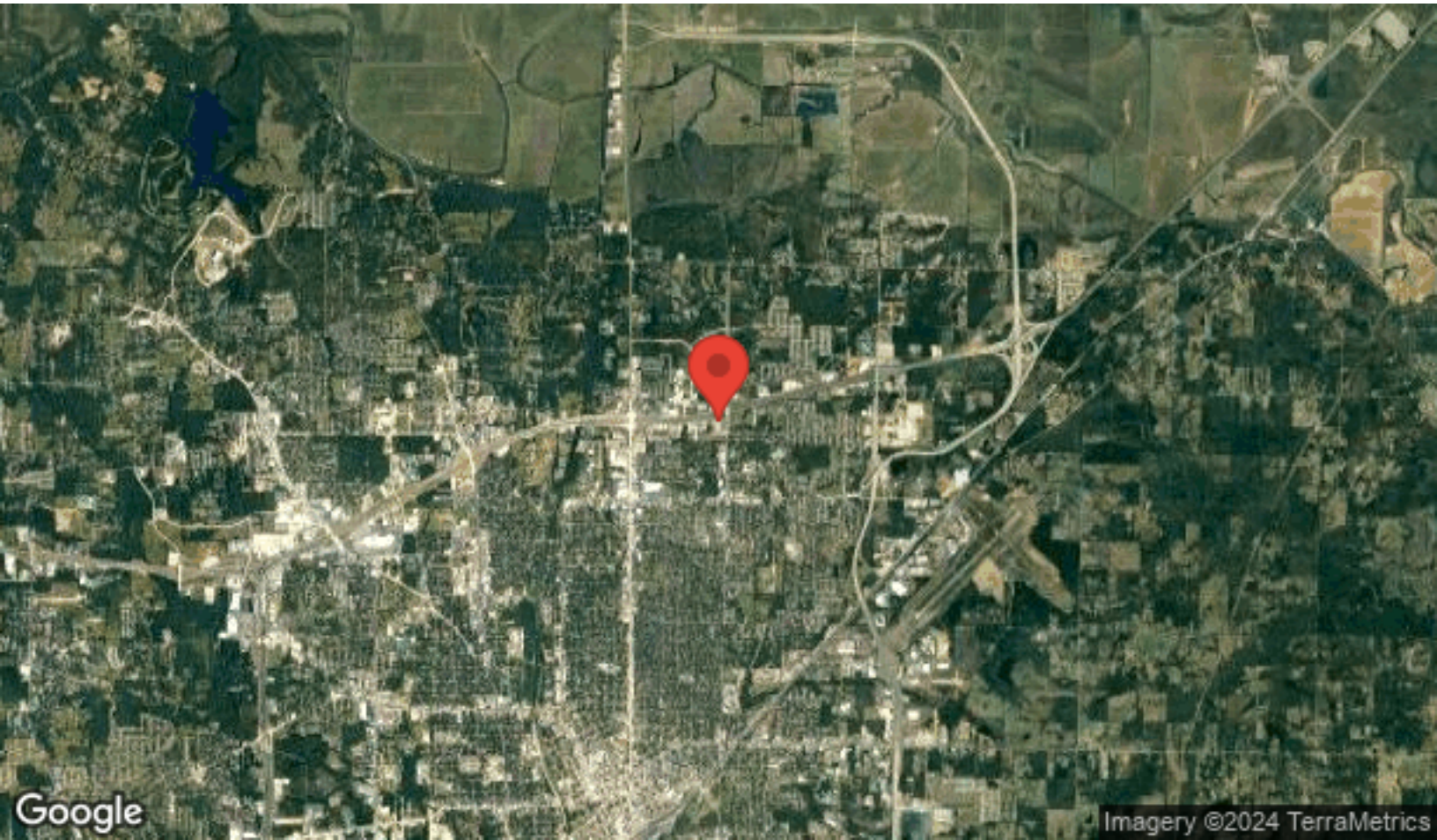
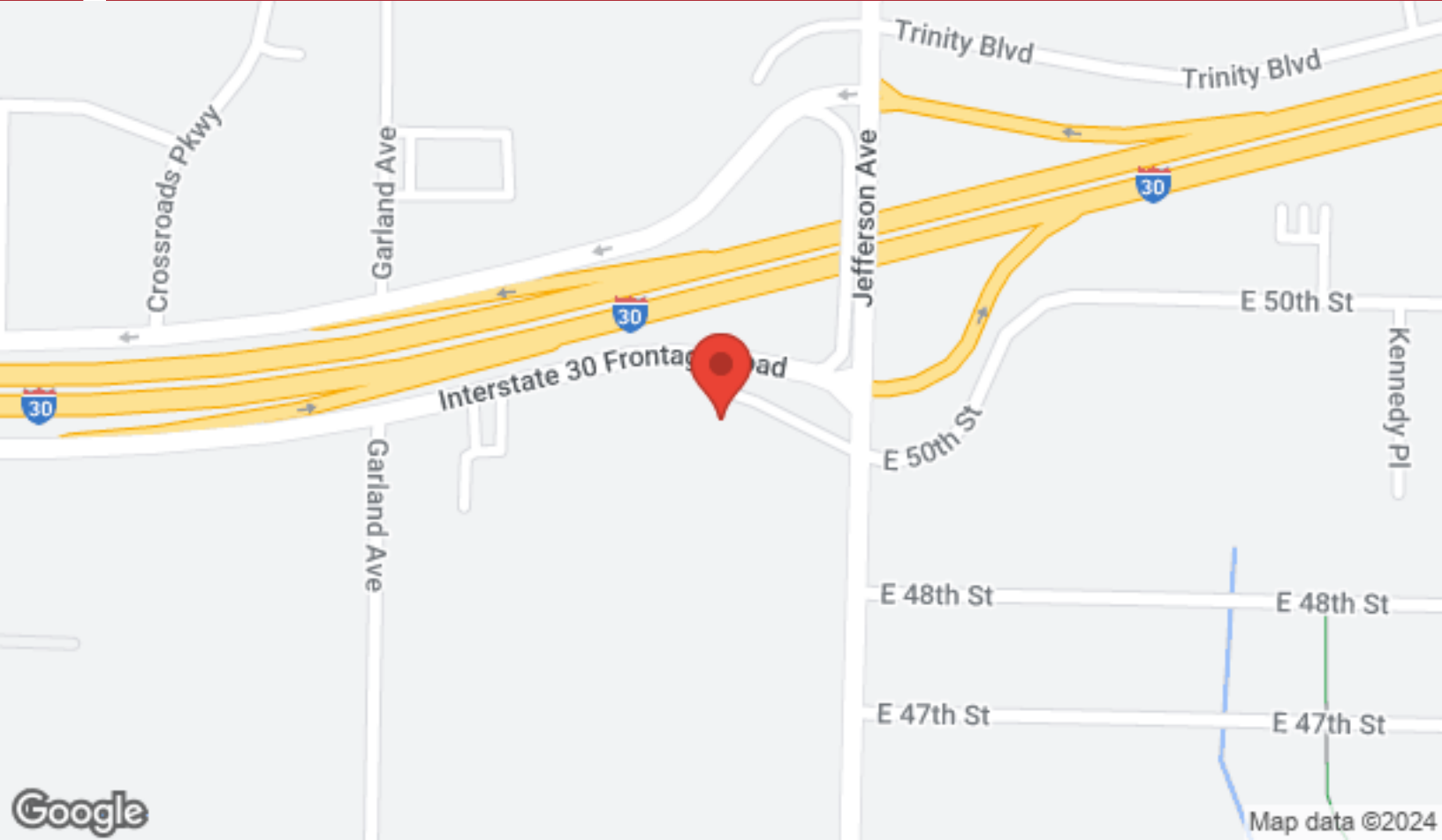

















 Triple J Convenience Store

 IHOP

El Chico Cafe

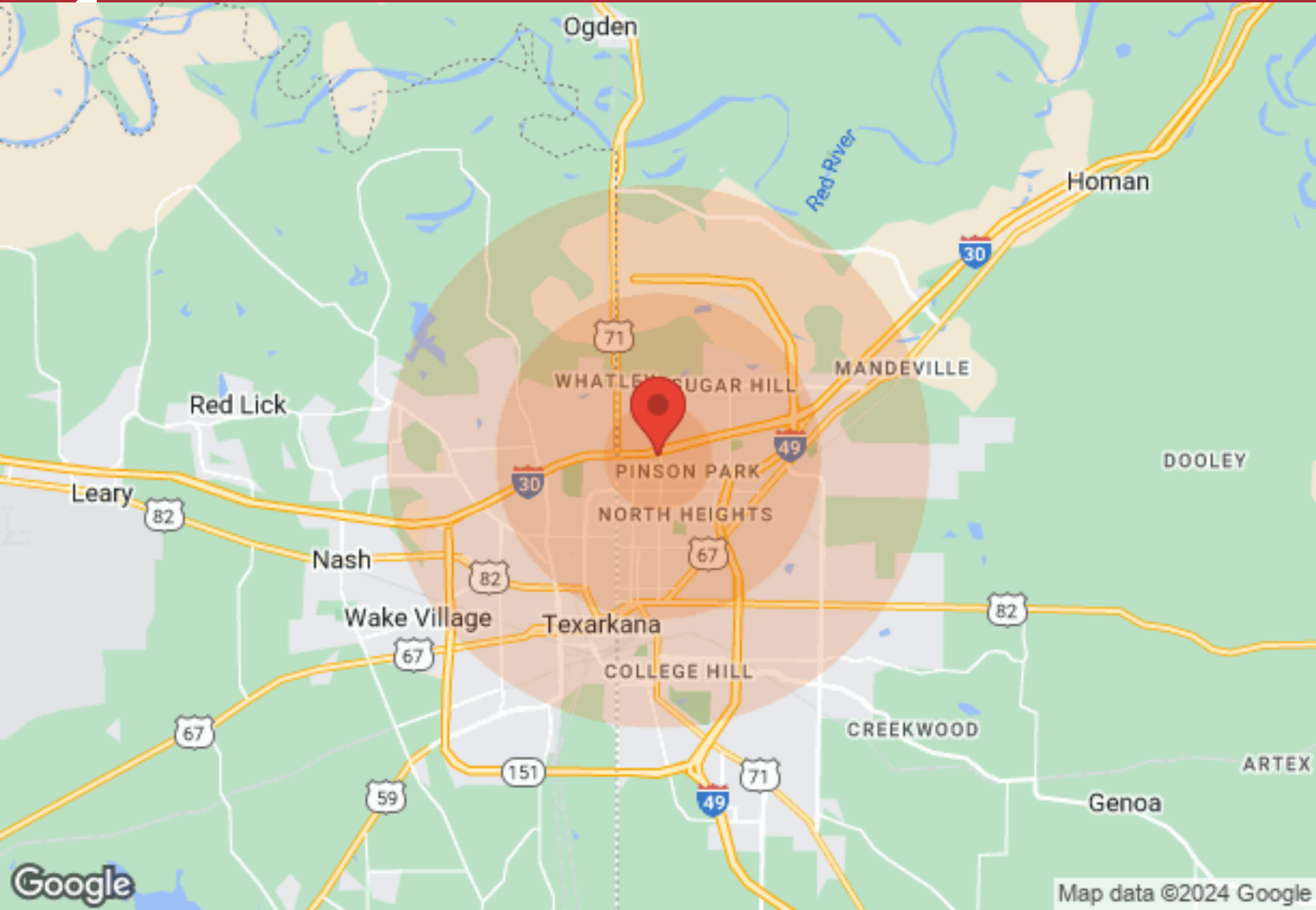
 Shell

 Old Tyme Burger Shoppe

E-Z Mart

 Big Jake's BBQ





Population	1 Mile	3 Miles	5 Miles
Male	2,519	14,624	27,102
Female	2,876	16,340	29,226
Total Population	5,395	30,964	56,328
Age	1 Mile	3 Miles	5 Miles
Ages 0-14	1,113	6,496	11,848
Ages 15-24	685	4,157	7,705
Ages 25-54	2,029	11,840	21,633
Ages 55-64	626	3,508	6,351
Ages 65+	942	4,963	8,791
Race	1 Mile	3 Miles	5 Miles
White	3,610	19,156	33,223
Black	1,608	10,245	20,499
Am In/AK Nat	4	27	38
Hawaiian	N/A	N/A	N/A
Hispanic	139	1,448	2,730
Multi-Racial	312	2,680	4,524

Income	1 Mile	3 Miles	5 Miles
Median	\$46,835	\$44,400	\$40,309
< \$15,000	371	2,343	4,794
\$15,000-\$24,999	250	1,542	3,040
\$25,000-\$34,999	211	1,701	2,588
\$35,000-\$49,999	486	2,109	3,653
\$50,000-\$74,999	526	2,646	4,331
\$75,000-\$99,999	186	1,180	1,811
\$100,000-\$149,999	224	1,068	1,601
\$150,000-\$199,999	22	337	554
> \$200,000	11	233	375

Housing	1 Mile	3 Miles	5 Miles
Total Units	2,195	13,532	23,708
Occupied	2,085	12,275	21,173
Owner Occupied	1,137	6,332	10,924
Renter Occupied	948	5,943	10,249
Vacant	110	1,257	2,535

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