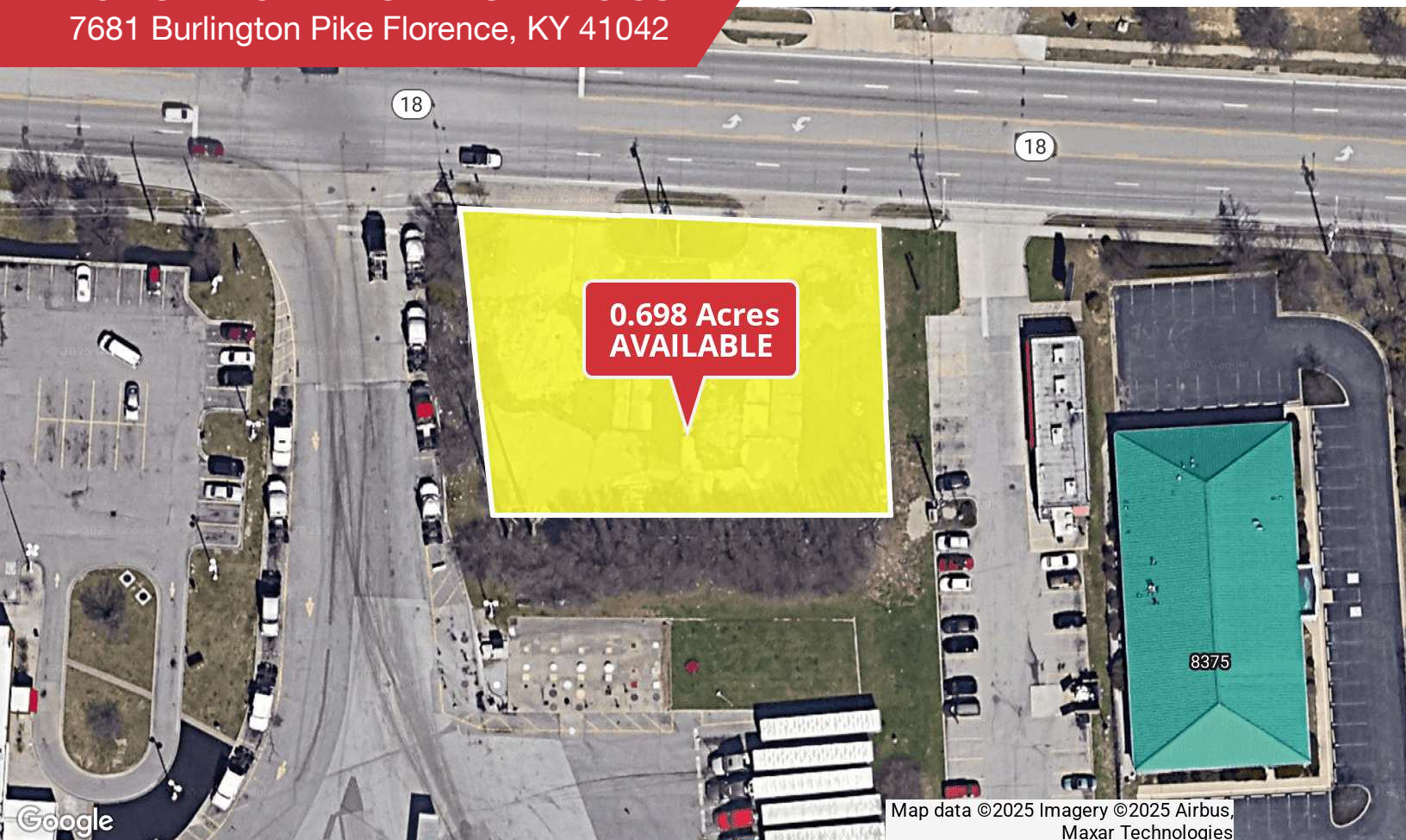


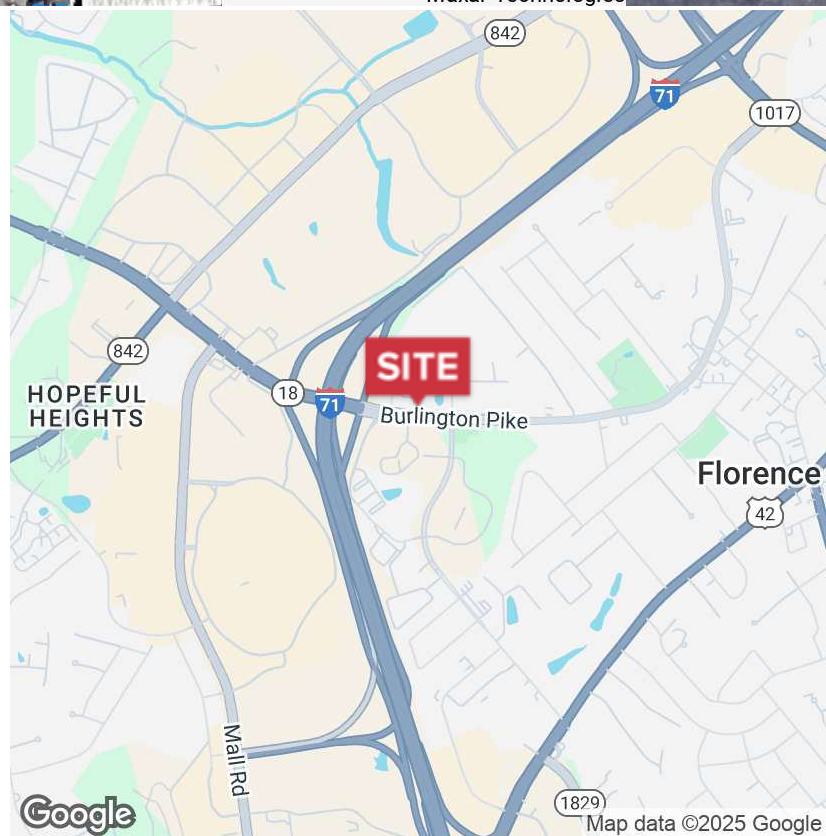
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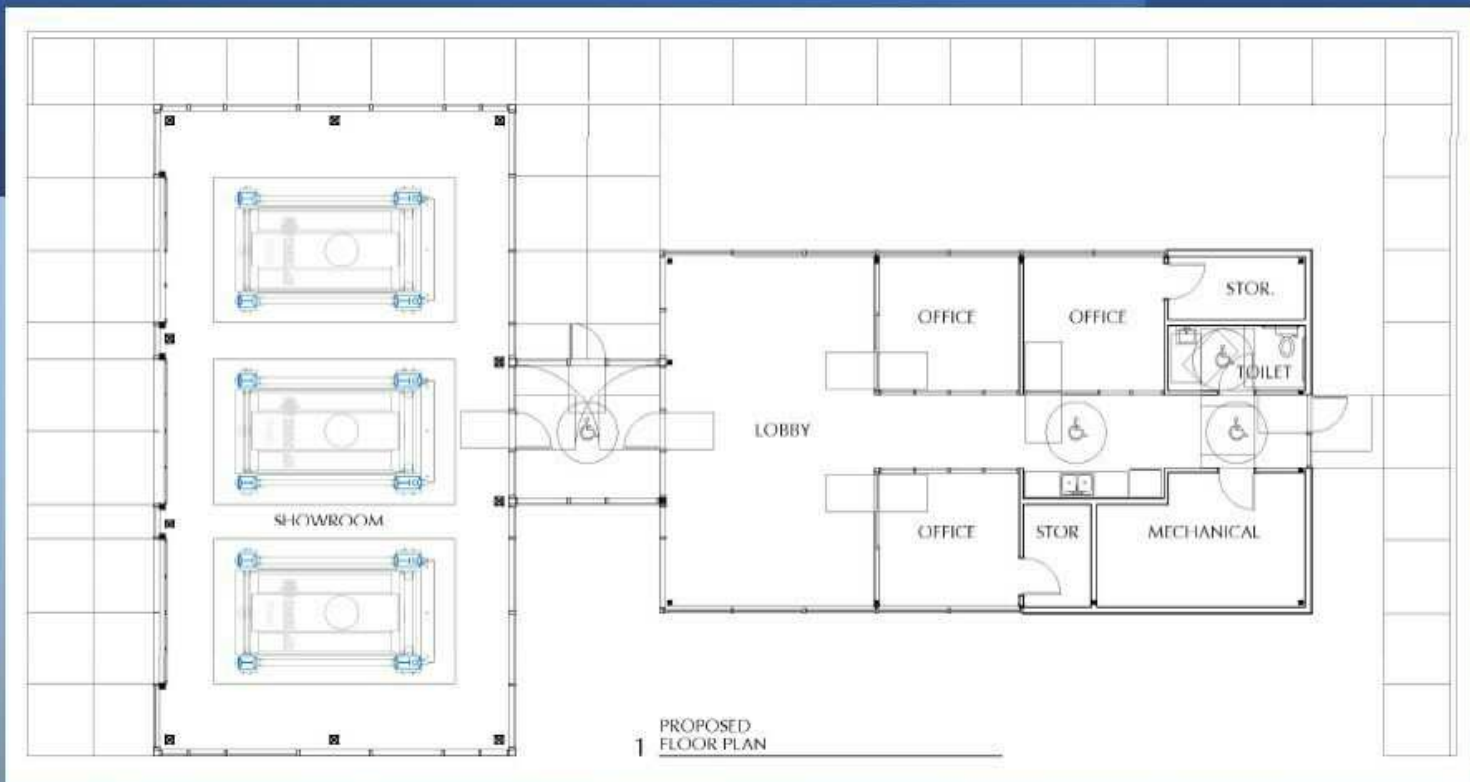
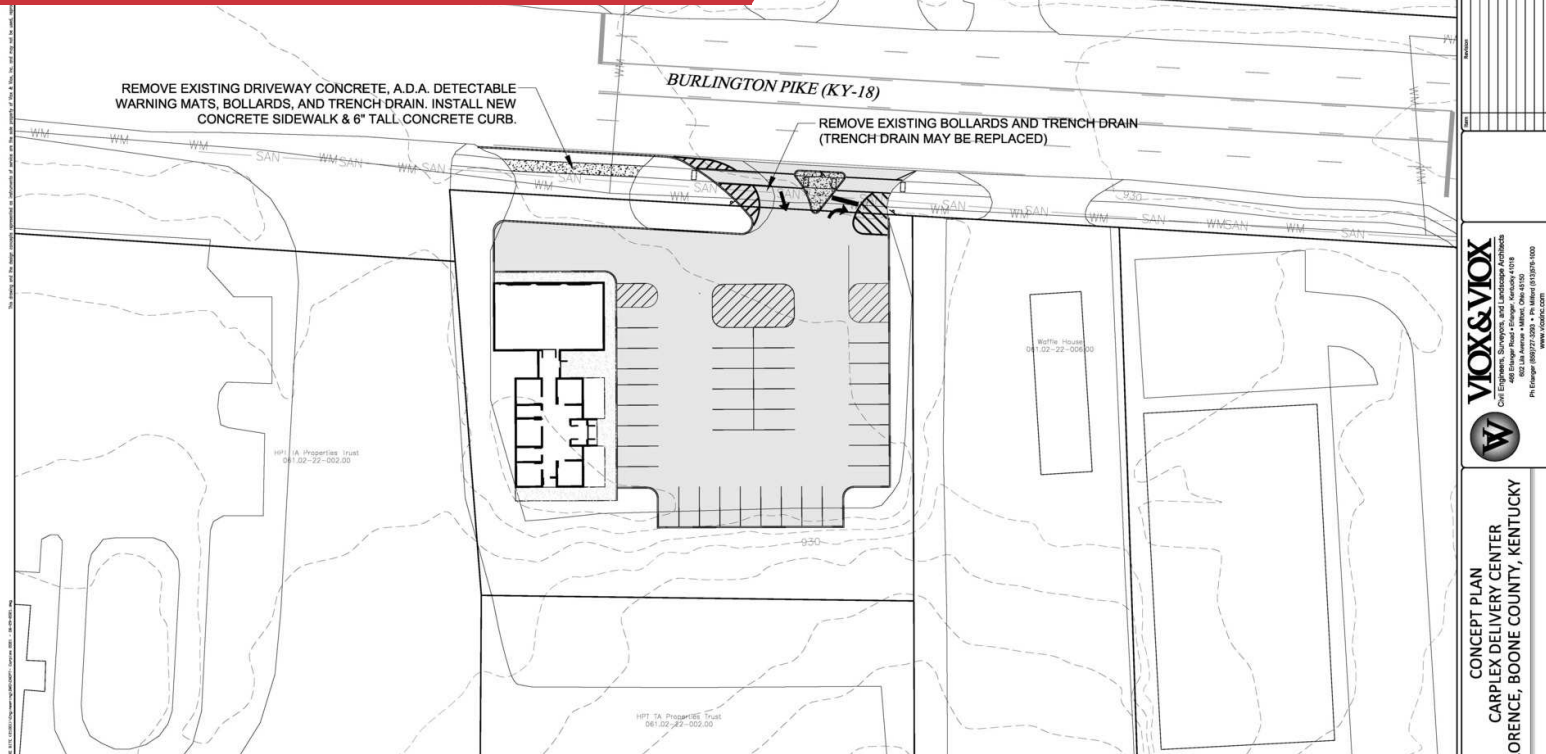
Land

- **Ideal for an office user wanting retail exposure or a retail use**
- Property has received conditional approval as an auto dealership as outlined in the attached plans
- Just east of the I-71/75 interchange & Route 18 (Burlington Pike)
- Includes highway pylon sign
- Part of a PUD
- Near Florence Mall
- Minutes to I-75 & I-71

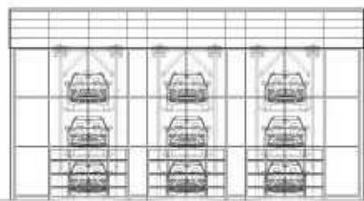


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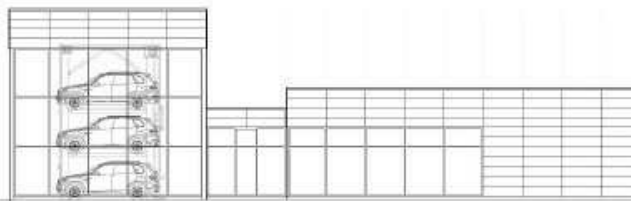
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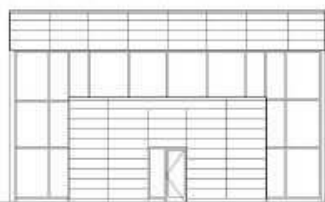
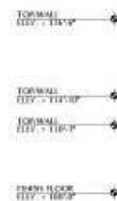
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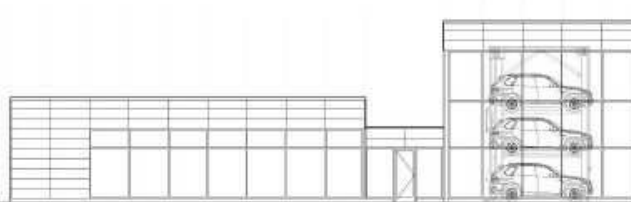
1 PROPOSED
FRONT ELEVATION



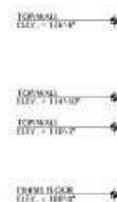
2 PROPOSED
SIDE ELEVATION



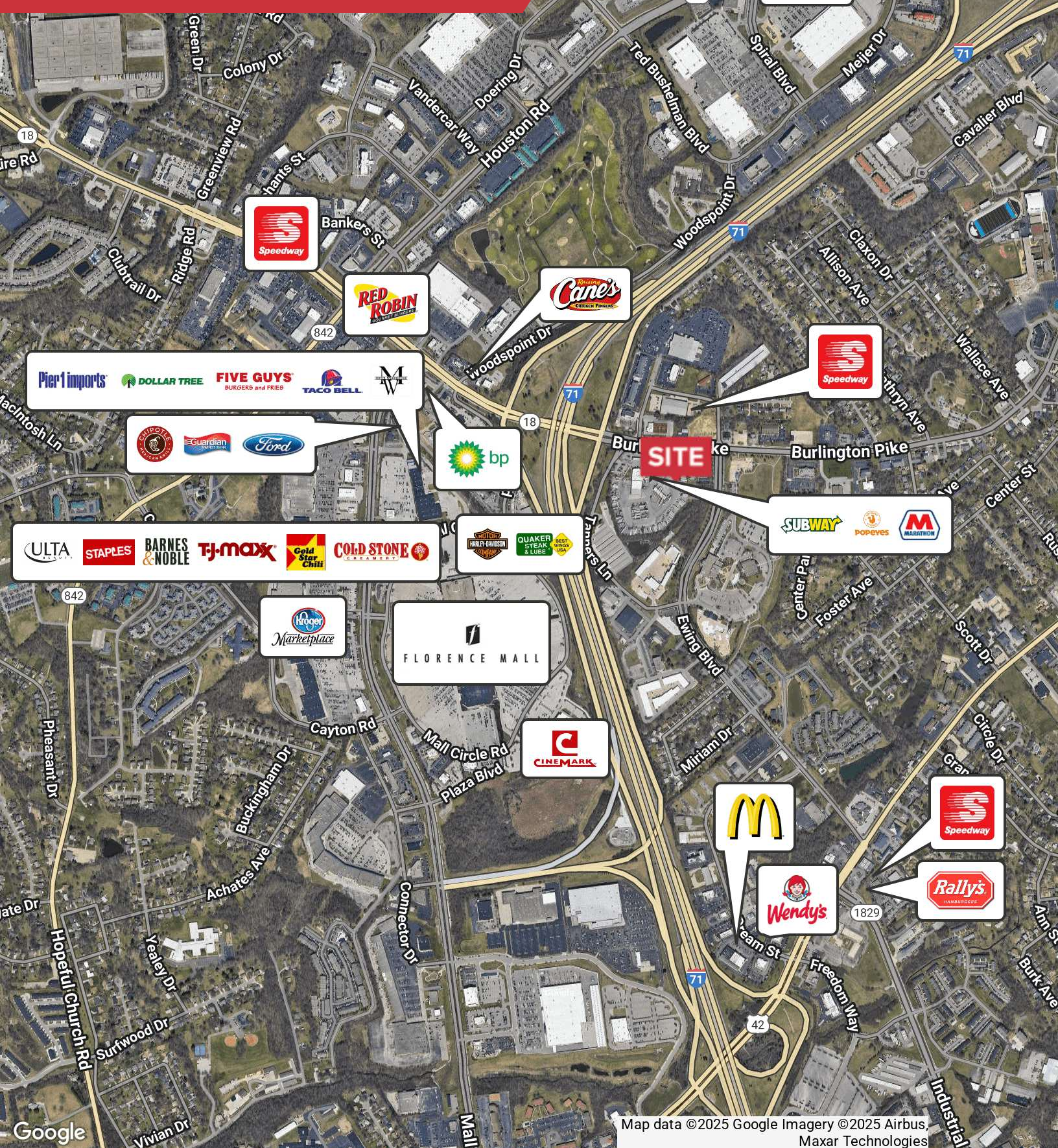
1 PROPOSED
SERVICE ENTRANCE ELEVATION



2 PROPOSED
SALES ENTRANCE ELEVATION

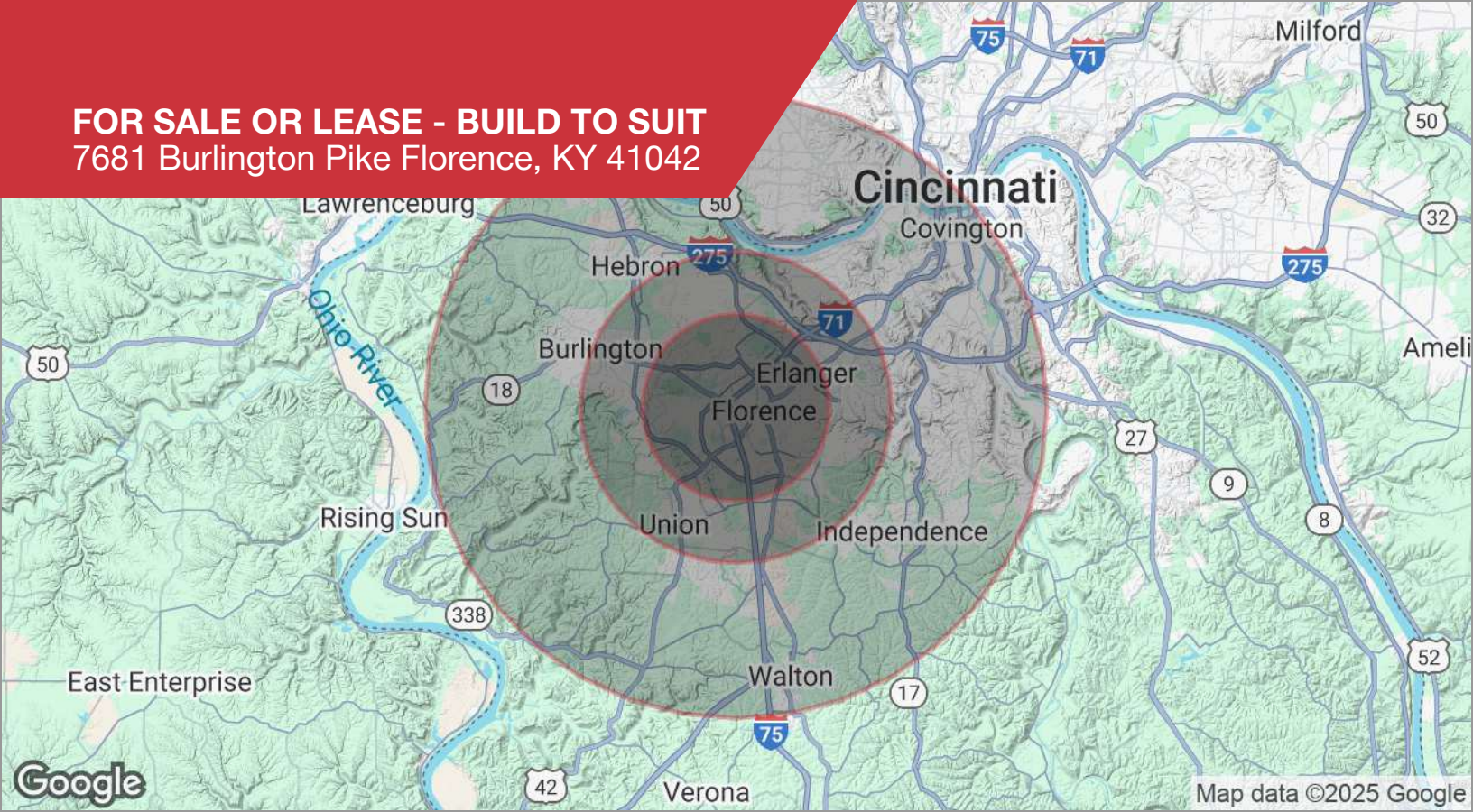


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POPULATION	3 MILES	5 MILES	10 MILES
Total population	65,089	148,058	466,203
Median age	40	39	38
Median age (male)	38	38	37
Median age (Female)	42	40	39
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total households	26,436	56,742	184,685
# of persons per HH	2.5	2.6	2.5
Average HH income	\$91,922	\$105,376	\$98,697
Average house value	\$216,927	\$262,842	\$277,722

** Demographic data derived from 2020 ACS - US Census*