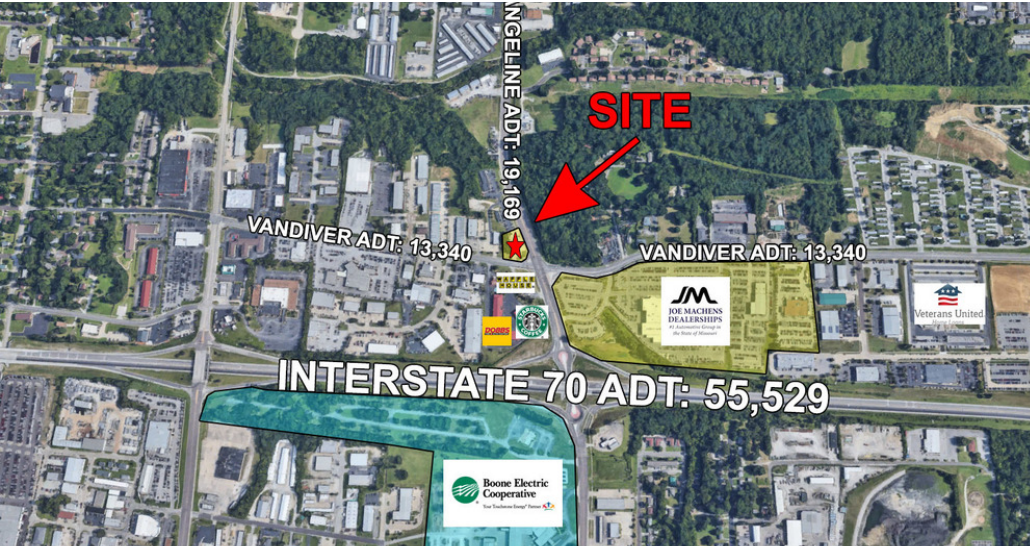




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**OFFERING SUMMARY**

|               |                               |
|---------------|-------------------------------|
| Sale Price:   | \$525,000                     |
| Lease Rate:   | \$80,000.00 per year (Ground) |
| Lot Size:     | 0.71 Acres                    |
| Price / Acre: | \$739,437                     |
| Zoning:       | M-C                           |

**PROPERTY OVERVIEW**

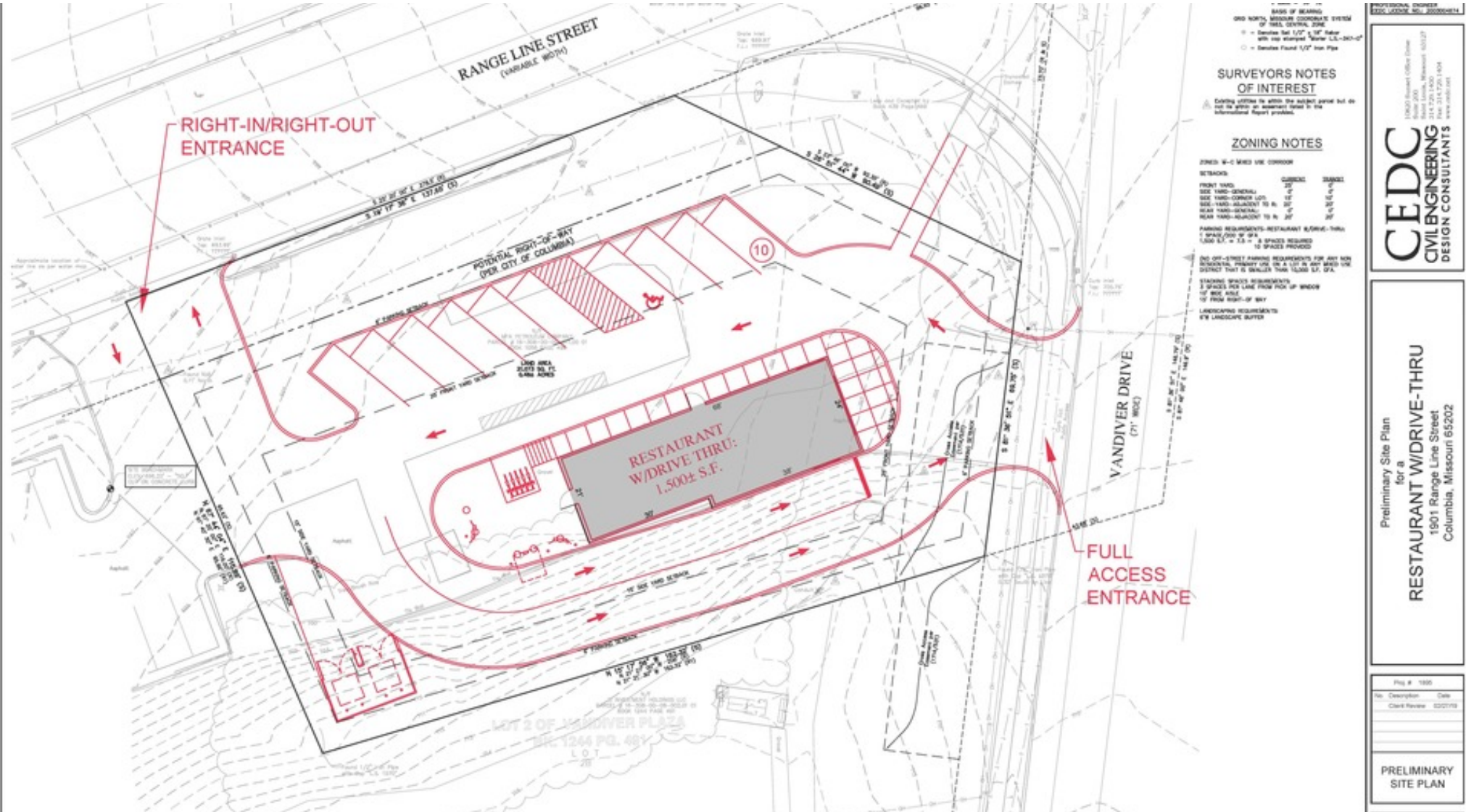
Ideal corner lot situated at the signalized intersection of Rangeline & Vandiver. The site offers visibility from Interstate 70 and access off both Rangeline and Vandiver. This is an ideal location for a QSR or similar high traffic user.

**PROPERTY HIGHLIGHTS**

- \$80,000 Lease
- \$525,000 Sale
- Corner signalized intersection
- Visibility from Interstate 70
- Access points off both Rangeline and Vandiver

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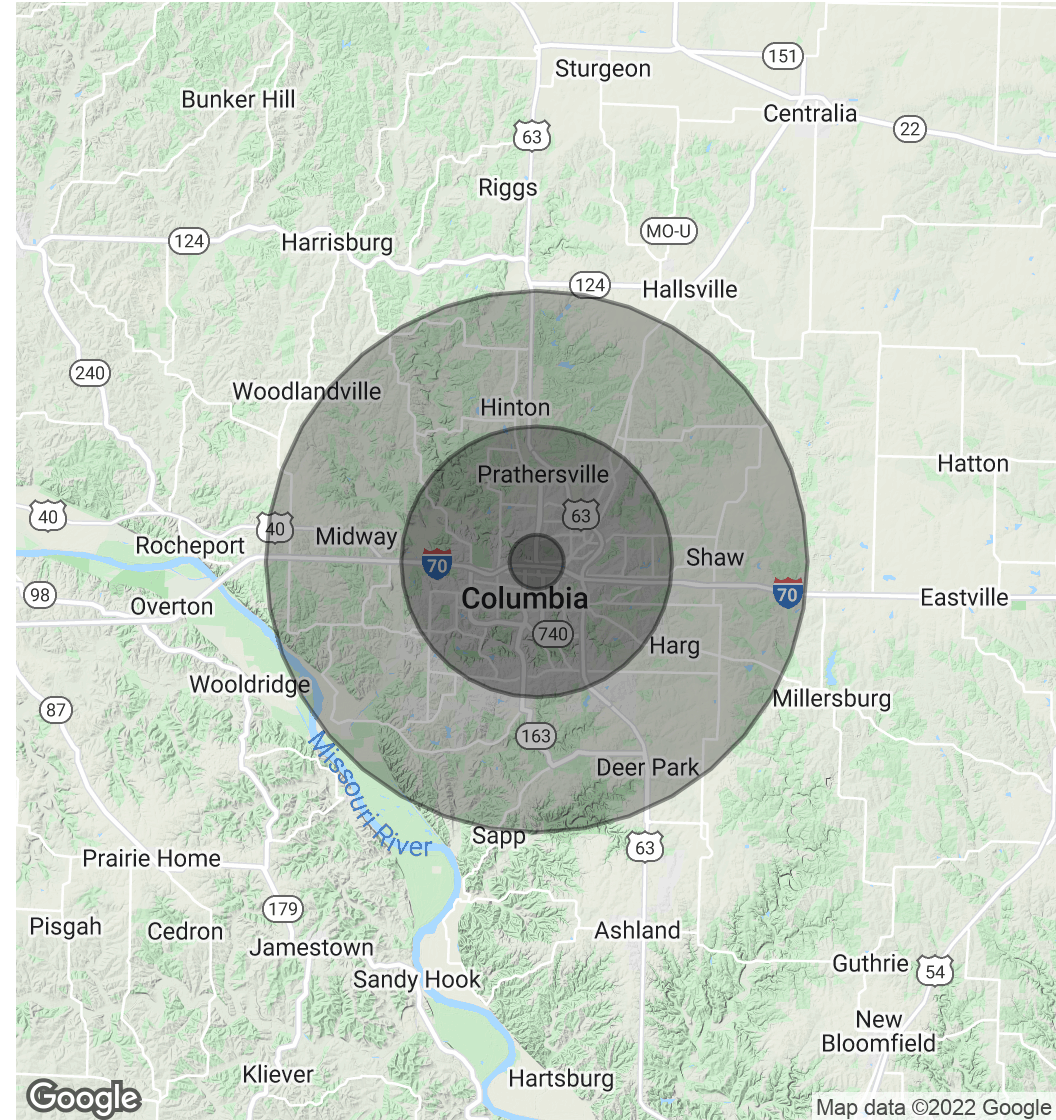
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| <b>POPULATION</b>    | <b>1 MILE</b> | <b>5 MILES</b> | <b>10 MILES</b> |
|----------------------|---------------|----------------|-----------------|
| Total Population     | 5,476         | 108,477        | 162,826         |
| Average Age          | 29.1          | 30.0           | 30.6            |
| Average Age (Male)   | 28.0          | 29.3           | 30.4            |
| Average Age (Female) | 29.8          | 30.9           | 30.9            |

| <b>HOUSEHOLDS &amp; INCOME</b> | <b>1 MILE</b> | <b>5 MILES</b> | <b>10 MILES</b> |
|--------------------------------|---------------|----------------|-----------------|
| Total Households               | 2,357         | 43,591         | 65,565          |
| # of Persons per HH            | 2.3           | 2.5            | 2.5             |
| Average HH Income              | \$41,584      | \$54,649       | \$59,967        |
| Average House Value            | \$135,580     | \$159,073      | \$179,255       |

\* Demographic data derived from 2010 US Census



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