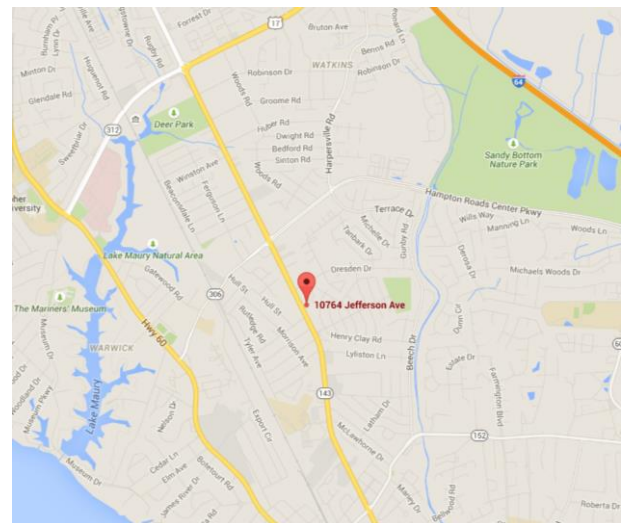


Property Features

- Sales Price - \$950,000
- 1.122 Acres
- 10,840 SF building
- Zoned C1
- 39,000 VPD
- Left turn access from Jefferson Avenue
- Existing non-conforming pylon sign
- Cross access easement with O'Reilly Auto Parts

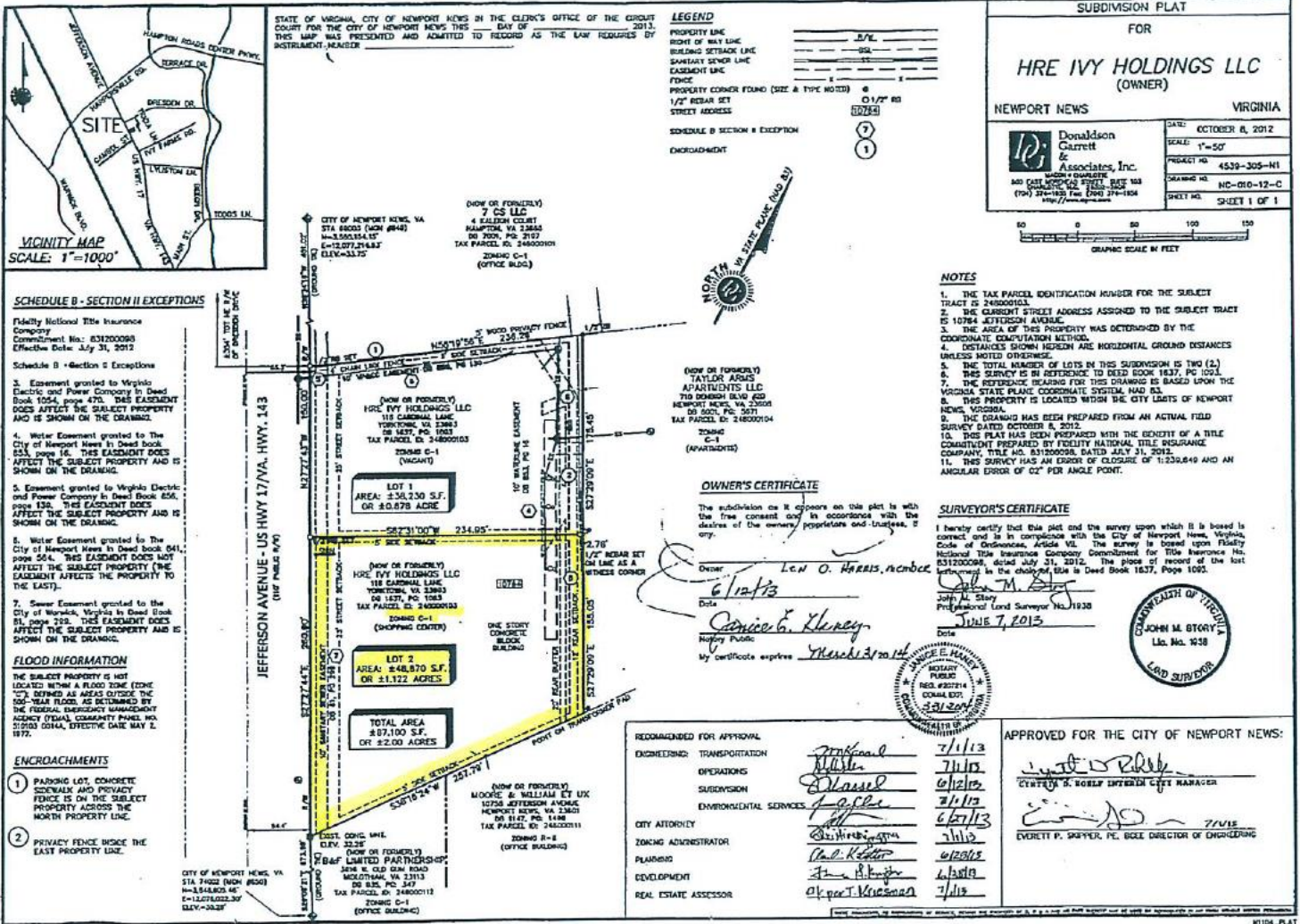


Demographics			
	1 Mile	3 Miles	5 Miles
Population	10,407	75,654	164,330
Avg. HH Income	\$55,250	\$67,730	\$70,983
Daytime Population	2,153	40,769	95,448

For more information, contact:

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 757 499 0583
 bob.thornton@thalhimer.com

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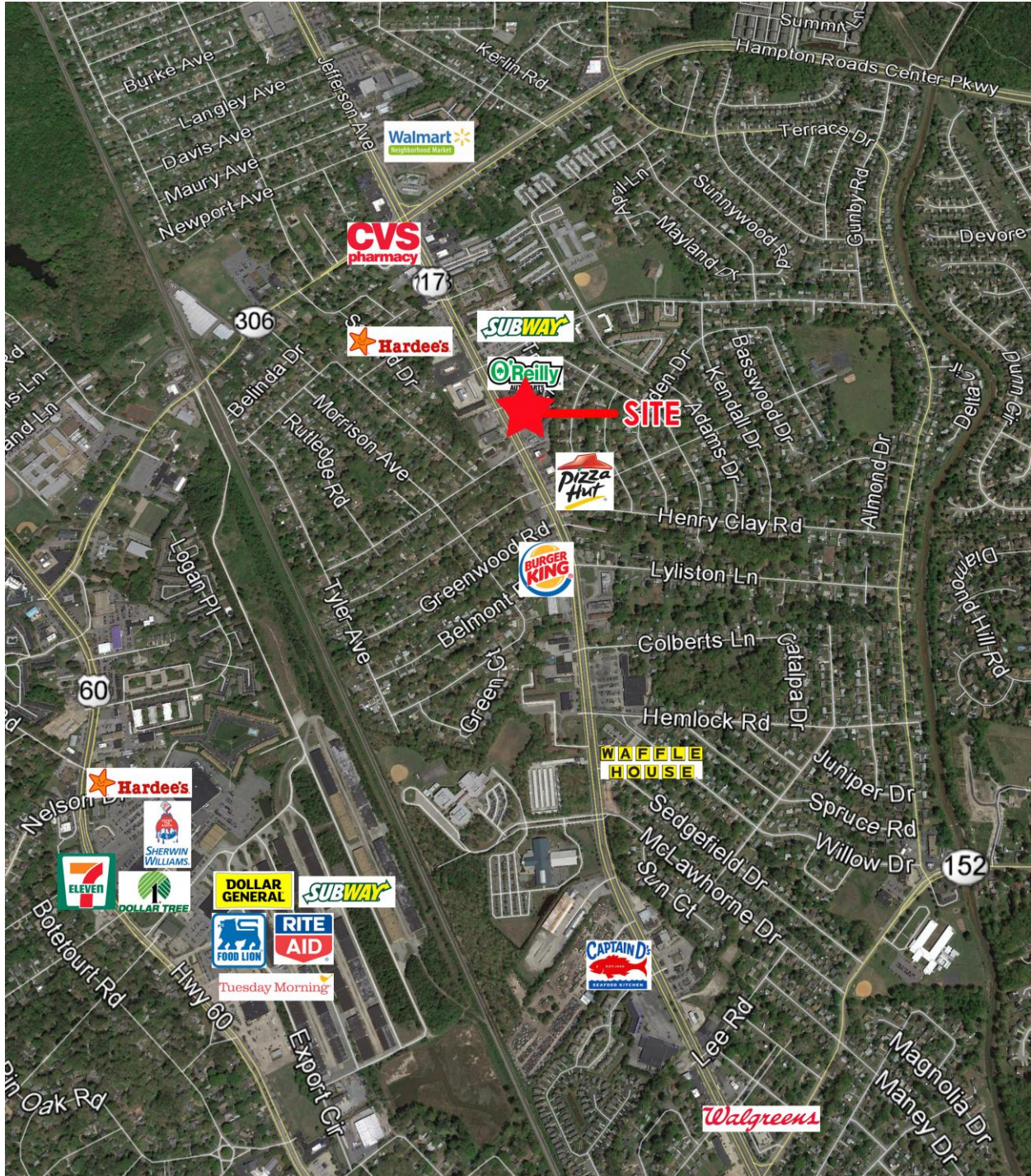
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