

## For Sale

### Property Highlights

- 7,750 Sq.Ft. (3,750 Sq.Ft. first floor and 4,000 Sq.Ft. second floor)
- Sufficient on site concrete parking
- Solid precast concrete construction; Clear span on each floor though currently builtout
- ±200 Sq.Ft vault with fireproof door
- 11.5' clear ceiling height on each floor
- Excellent visibility
- Centrally located
- Some owner financing possible

### Lot Size

- ±0.428 Acres

### Sale Price

- \$700,000.00

### Building Size

- 7,750 SF

### Traffic Counts (ADT 2018)

- Coursey Boulevard: 34,118
- Sherwood Forest Blvd: 27,186

### Road Frontage

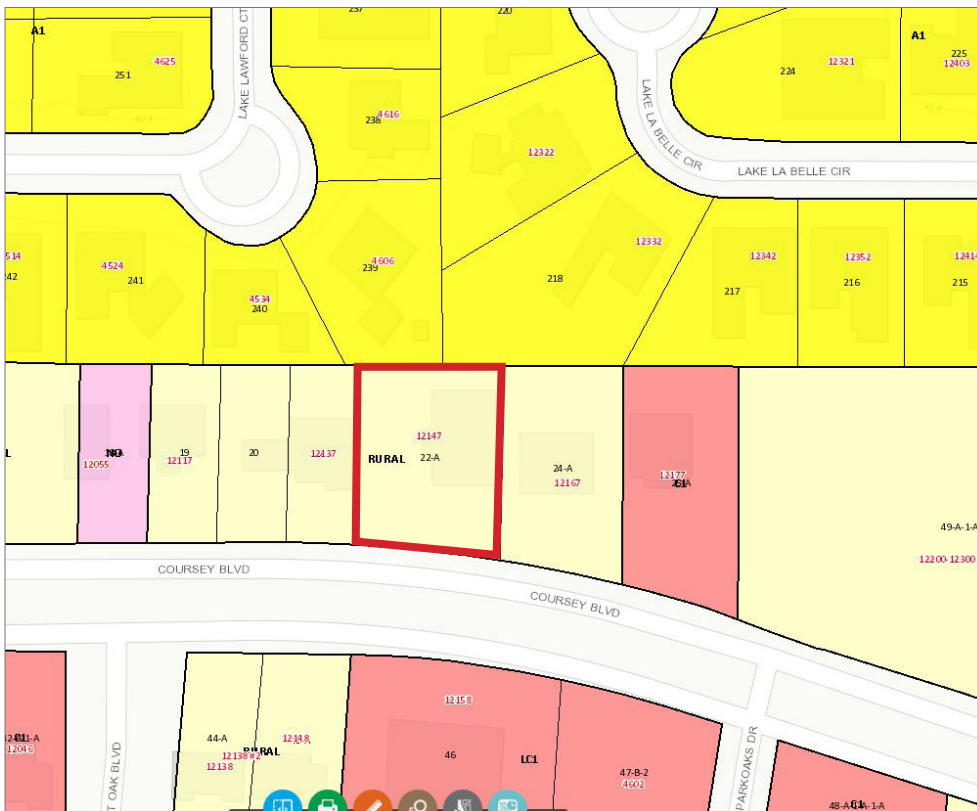
- 120.66'

### 2019 Demographics

	1 mi.	3 mi.	5 mi.
Population	11,467	76,359	160,842
Avg. HH Income	\$73,717	\$80,733	\$87,400



## Zoning Map



## Site Plan

