

SEC OF NOBLE AND AKERS | VISALIA, CA 93277

Executive Summary



SALE PRICE

\$1,400,000

OFFERING SUMMARY

Lot Size:	0.9 Acres
Building Size:	16,000 SF
Zoning:	Professional/Admin
Price / SF:	\$87.50

PROPERTY OVERVIEW

First Class Building site fronting HWY 198 at Akers Rd.. Last frontage available! Can build up to 16,000 sf. Building A ground floor 4,328 sf 2nd floor 4,000 sf. Building B ground floor 3,935 sf, 2nd floor 3,750 sf. A single story building would only be 8-10,000 sf, depending on layout. Next to Eye Surgical Center.

Price includes existing parking lot improvements and all utilities to the parcels.

PROPERTY HIGHLIGHTS

- HWY 198 frontage
- Last parcel in High profile office park
- Flexible building sizes
- Great Parking
- Price includes existing parking lot improvements and all utilities to the parcels

MARTY ZEEB SIOR

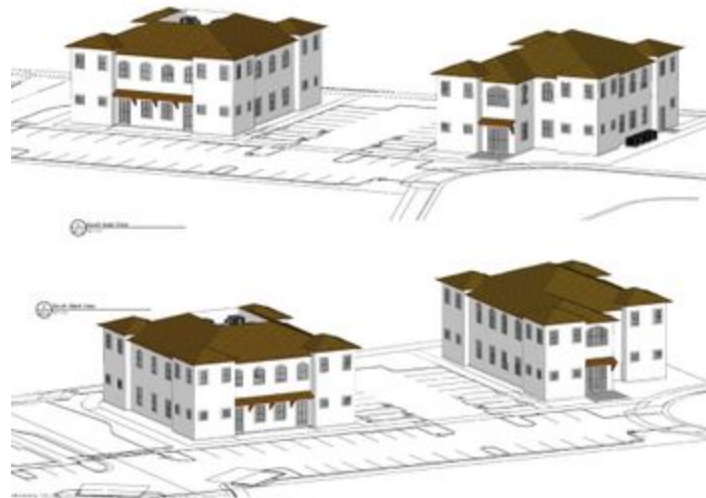
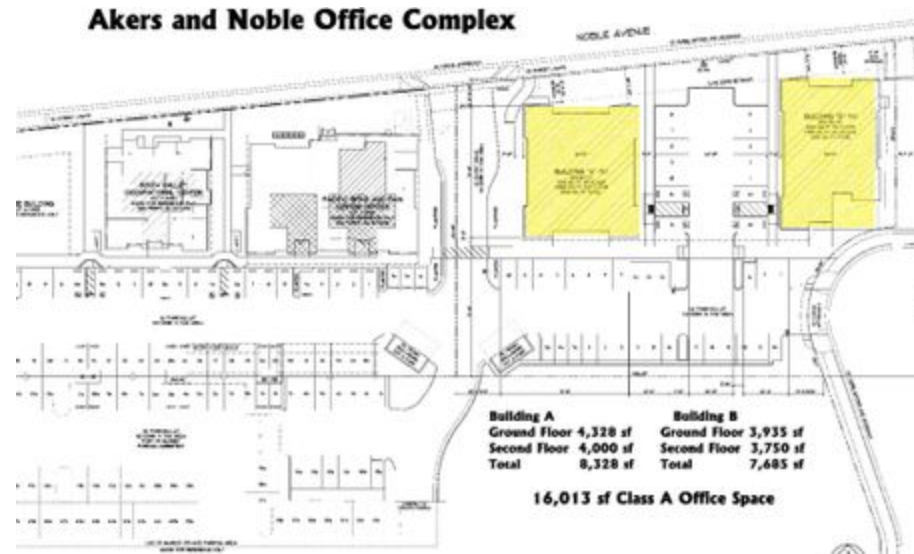
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Additional Photos



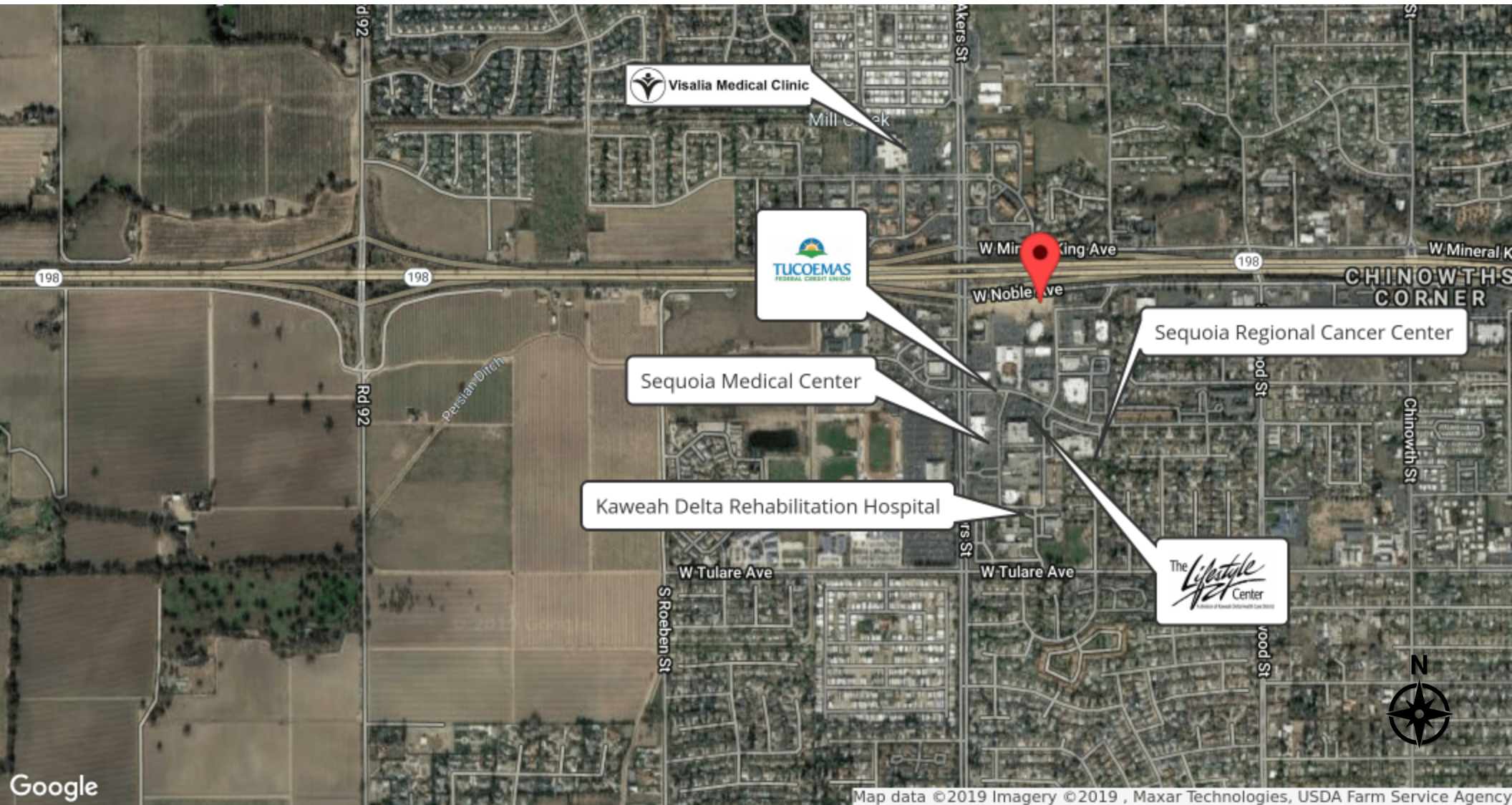
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Retailer Map



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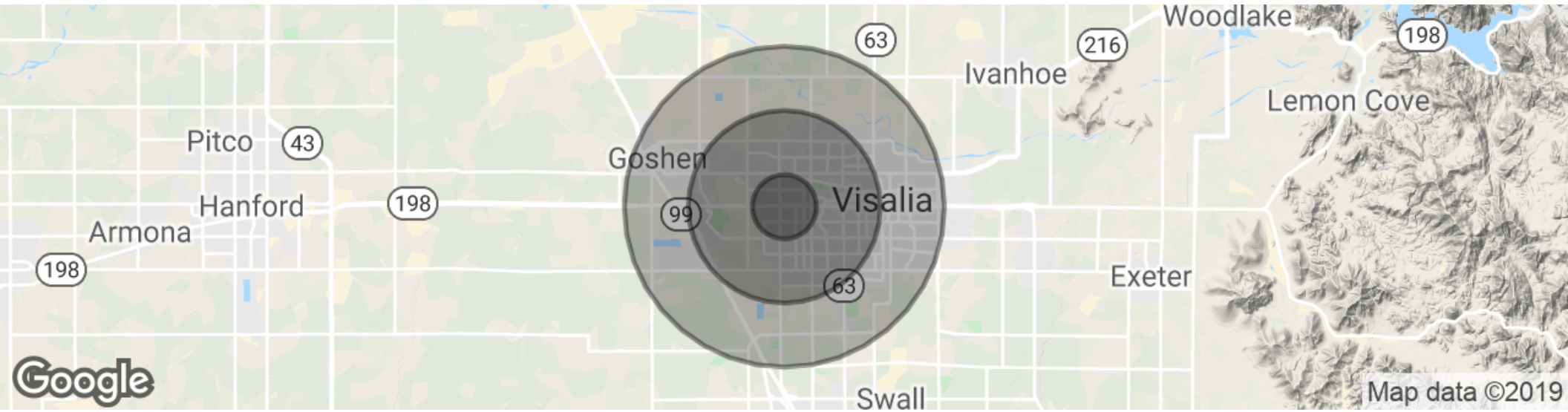
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Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total population	11,146	61,353	122,908
Median age	35.5	33.5	31.9
Median age (Male)	34.1	32.8	31.2
Median age (Female)	38.1	34.7	33.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	4,296	21,431	40,042
# of persons per HH	2.6	2.9	3.1
Average HH income	\$66,925	\$73,931	\$69,625
Average house value	\$274,493	\$291,002	\$279,631

* Demographic data derived from 2010 US Census

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