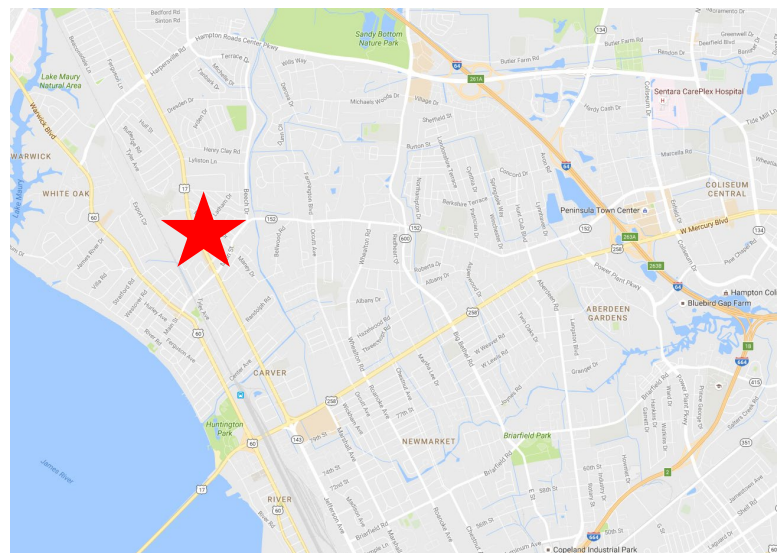




Property Features

- ± 1.0 acre parcel
- 46,000 cars per day average daily traffic count
- Zoned C-2, General Commercial
- For Sale: 1 acre parcel for \$600,000 or
- For Lease \$60,000 annually, NNN
- Total Parcel (±1.66 acres) For Sale: \$850,000



Demographics			
	1 Mile	3 Miles	5 Miles
Estimated Population	13,811	70,413	163,522
Median HH Income	\$48,484	\$49,214	\$48,387

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