



**PROPERTY HIGHLIGHTS**

- Free Standing Building Currently Occupied by Big Boy Restaurant
- Located at the NW Corner of Telegraph Road and Kensington Street (1/4 mile North of Goddard Road)
- The Building Consists of Approximately 4,683 Sq. Ft. and is Situated on 1.32 Acres
- 228 Feet of Frontage on Telegraph Road with 2 Curb Cuts, which has Traffic Counts in Excess of 59,000 VPD
- Excellent Owner / User Opportunity or Redevelopment
- Sale Price: \$1,350,000.00

**DEMOGRAPHICS**

|                   | 1 MILE   | 3 MILES  | 5 MILES  |
|-------------------|----------|----------|----------|
| Total Households  | 4,157    | 28,865   | 85,905   |
| Total Population  | 11,447   | 78,090   | 222,400  |
| Average HH Income | \$54,336 | \$55,048 | \$56,974 |



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[ADDITIONAL PHOTOS](#)



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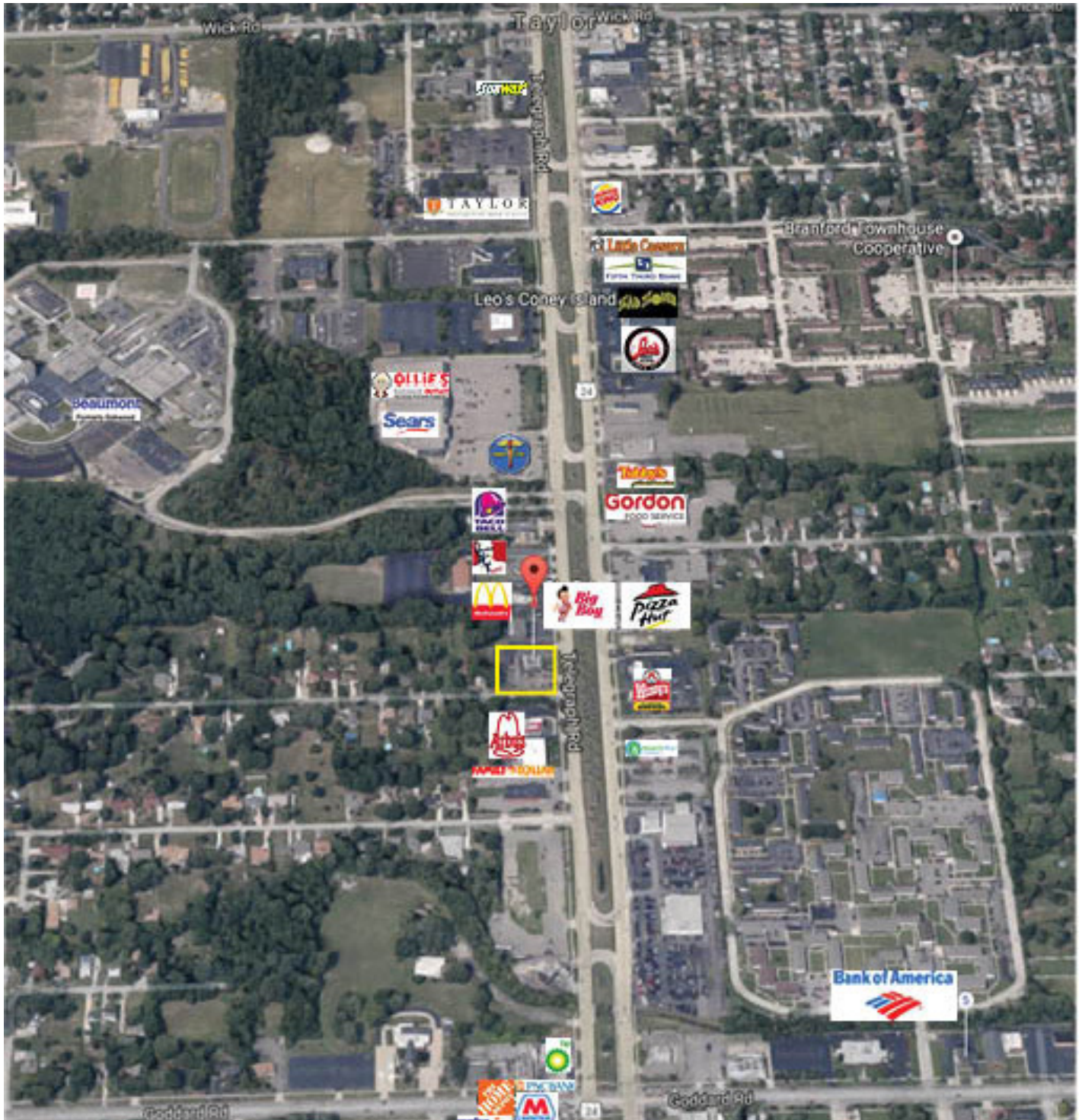
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**RETAILER MAP**



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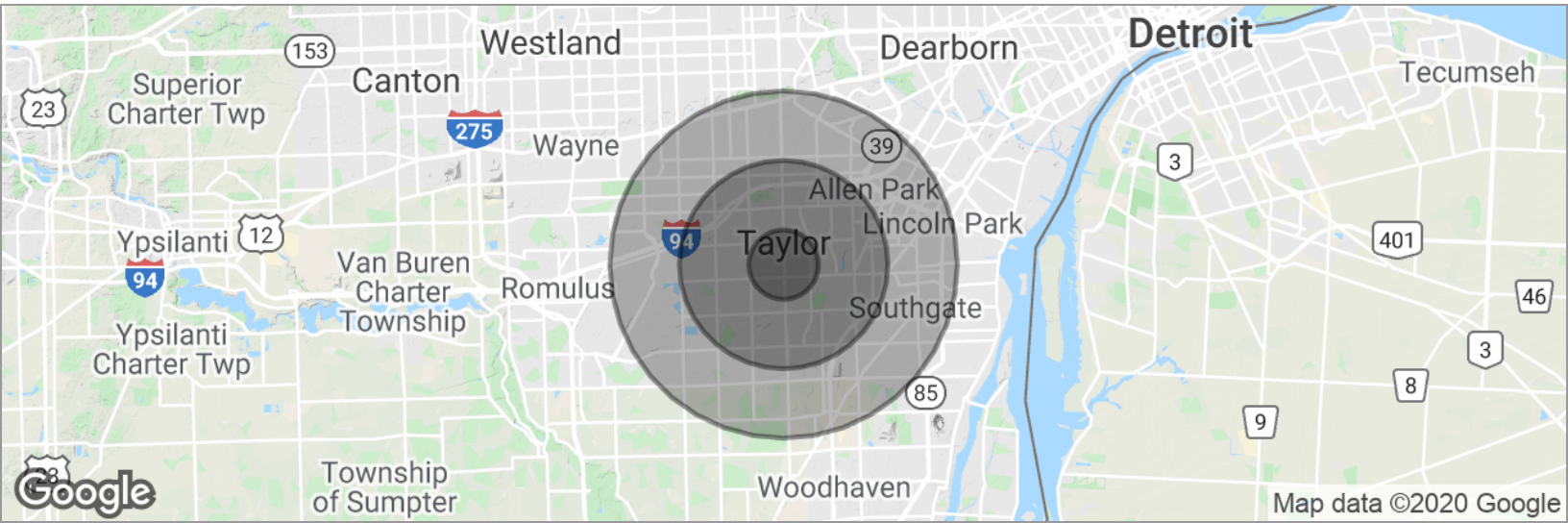
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**DEMOGRAPHICS MAP**



**POPULATION**

|                     | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|---------------------|---------------|----------------|----------------|
| Total population    | 11,447        | 78,090         | 222,400        |
| Median age          | 35.6          | 37.6           | 37.7           |
| Median age (male)   | 36.2          | 36.6           | 36.6           |
| Median age (Female) | 35.4          | 38.3           | 38.7           |

**HOUSEHOLDS & INCOME**

|                     | <b>1 MILE</b> | <b>3 MILES</b> | <b>5 MILES</b> |
|---------------------|---------------|----------------|----------------|
| Total households    | 4,157         | 28,865         | 85,905         |
| # of persons per HH | 2.8           | 2.7            | 2.6            |
| Average HH income   | \$54,336      | \$55,048       | \$56,974       |
| Average house value | \$147,317     | \$136,843      | \$143,546      |

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