



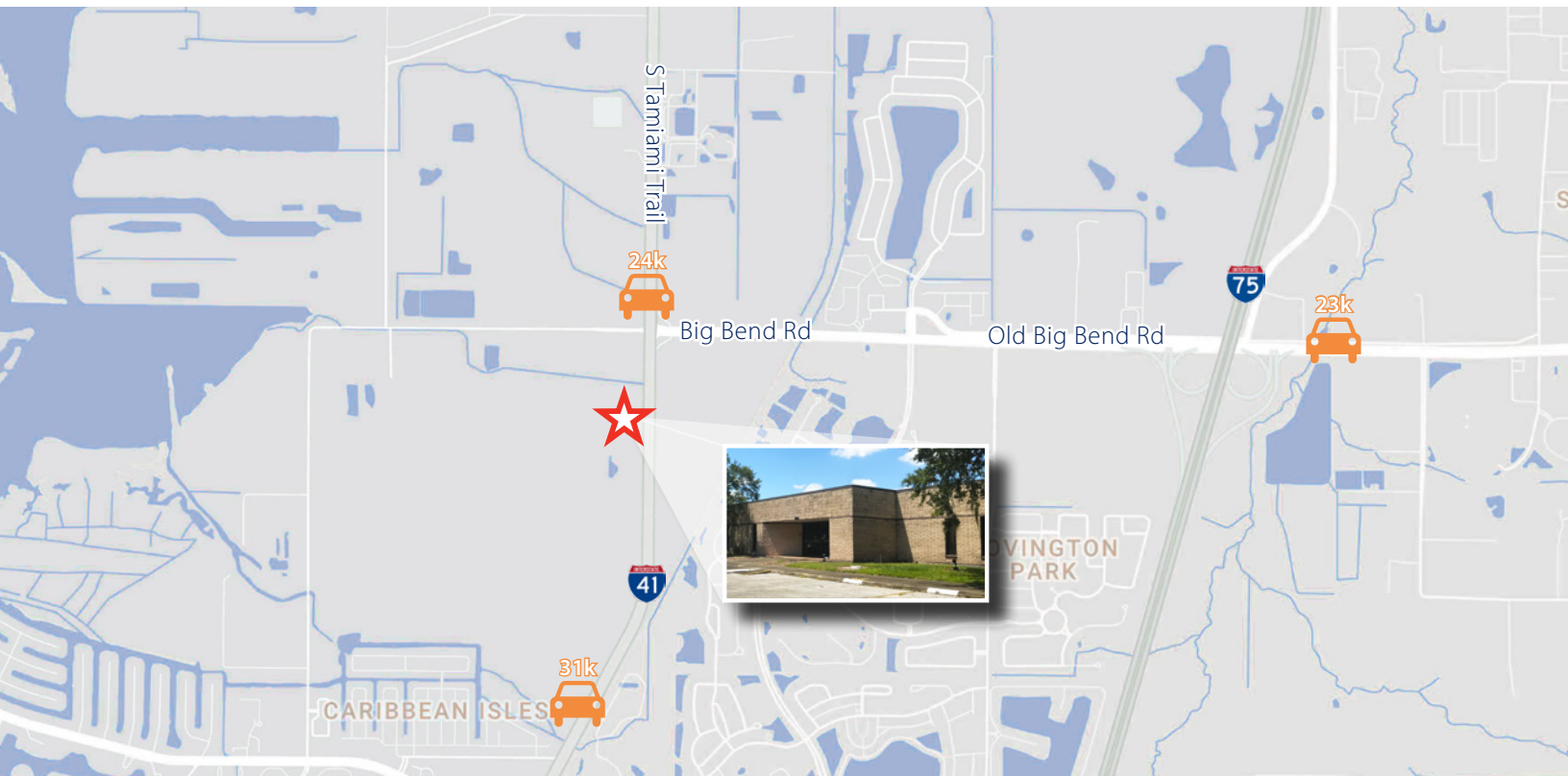
## PROPERTY HIGHLIGHTS

- 5.81 acre site available for purchase (or lease)
- Redevelopment opportunity or, repurpose existing single story office building (approx. 31,558 sf)
- Approx. 635' frontage on US Highway 41
- M (manufacturing ) zoning
- Extensive paved parking
- Vacant and available immediately



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### DEMOGRAPHICS

POPULATION	1-MILE	3-MILE	5-MILE
Est. Population (2018)	4,217	25,497	90,292
Proj. Population (2023)	4,612	27,956	99,772
Proj. Annual Population Growth (2018-2023)	1.9%	1.9%	2.1%
Median Age	42.8	41.4	41.8
HOUSEHOLD INCOME			
Est. Average Household Income (2018)	\$68,546	\$90,660	\$73,163
Est. Median Household Income (2018)	\$52,303	\$75,225	\$64,965
EDUCATION			
Any College (Some College or Higher)	23.1%	22.4%	22.6%
College Degree + (Bachelor's Degree or Higher)	18.0%	22.3%	19.2%
WORKFORCE			
Number of Employees	2,011	4,782	20,821
Number of Businesses	262	575	1,843

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