



4% CO-BROKER BONUS!



HIGHLIGHTS

- 22,000 SF Retail Center
- Amazing Value-Add Opportunity
- Great for Owner/Occupant
- One Mile West of E 163rd & 71 Hwy
- Current Rents & Sales Price Significantly Below Market

PRICE REDUCTION! \$849,000 (\$38.59/SF)

DEMOGRAPHICS

	1 Mile	3 Mile	5 Mile
2019 ESTIMATED POPULATION	7,762	33,943	67,660
2019 AVE HOUSEHOLD INCOME	\$65,228	\$73,142	\$79,163

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The information above has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it. It is your responsibility to independently confirm its accuracy and completeness. Any projections, opinions, assumptions, or estimates used are for example only and do not represent the current or future performance of the property. You and your advisors should conduct a careful, independent investigation of the property to determine to your satisfaction the suitability of the property for your needs.

537-561 N SCOTT AVE

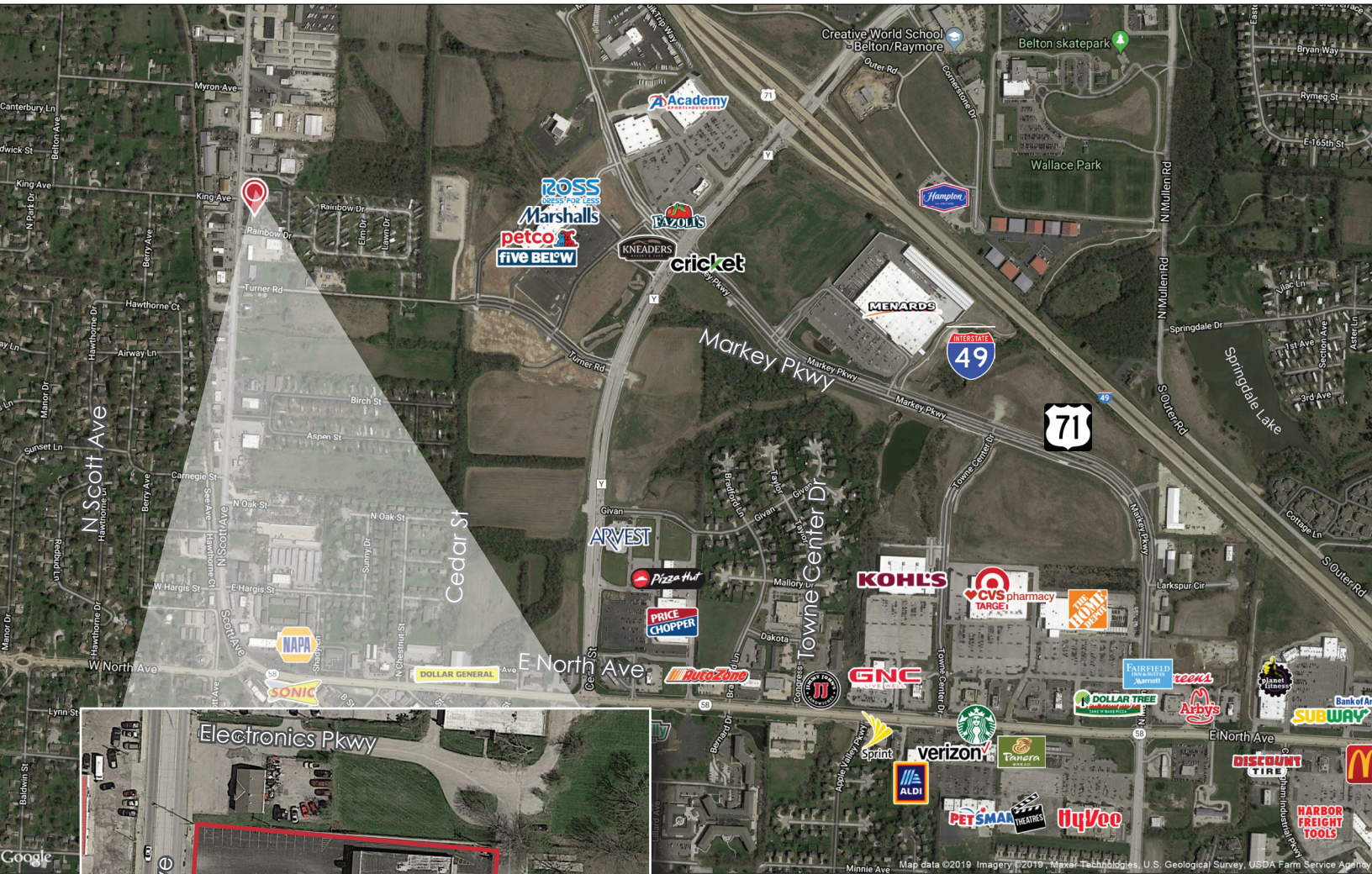
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REECE

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