



PROPERTY HIGHLIGHTS

- Former Coffee Beanery 1,600 Sq. Ft.
- Substantial Build-Out
- Corner Point Position
- High Traffic Location
- Great for Coffee, Juice Bar or Smoothie Operation
- Near Menards and General RV

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,164	16,633	35,059
Total Population	4,893	38,778	86,777
Average HH Income	\$65,728	\$74,264	\$87,813



BOB RICHARDSON

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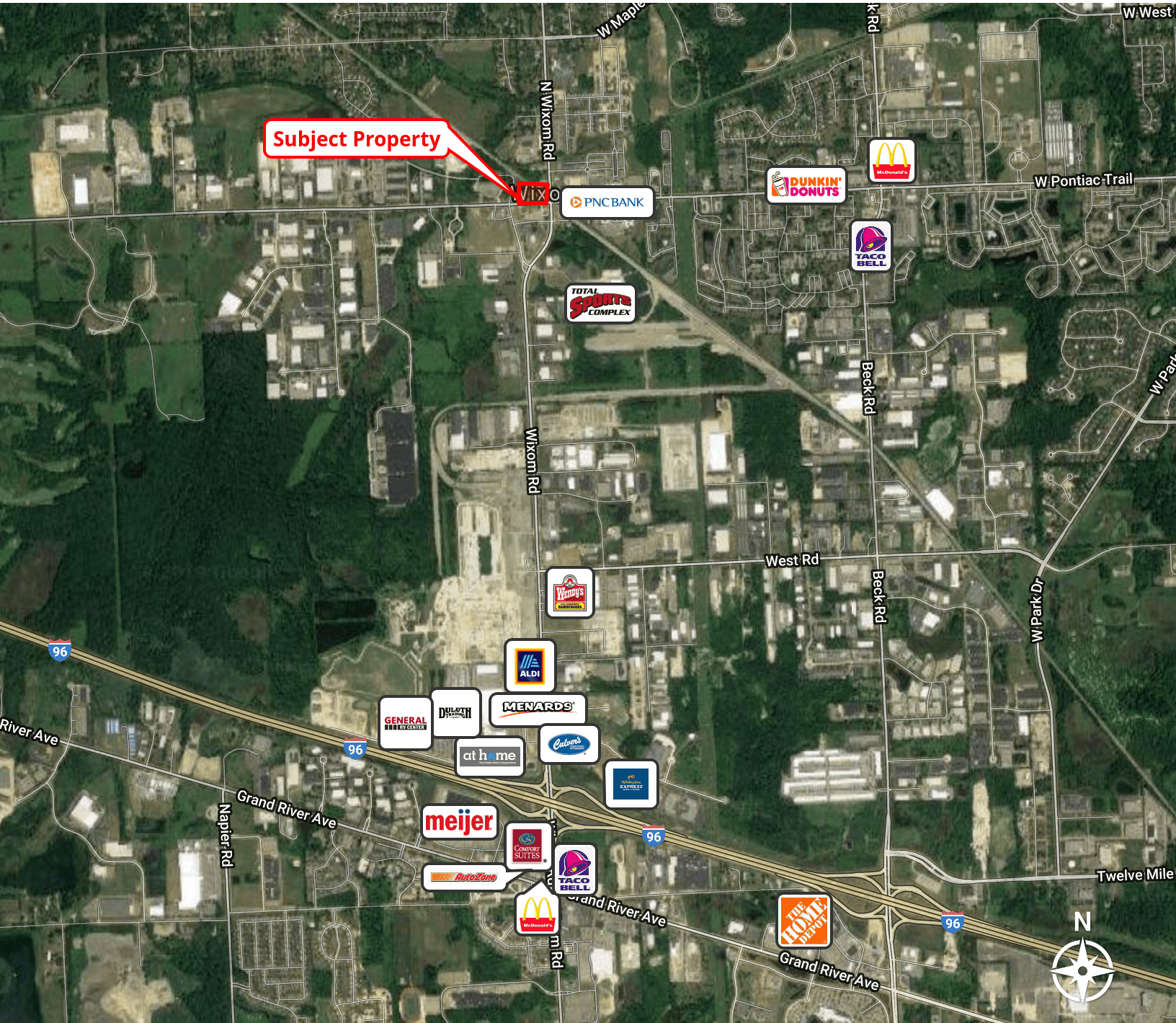
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RETAILER MAP



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INTERIOR PHOTOS



BOB RICHARDSON

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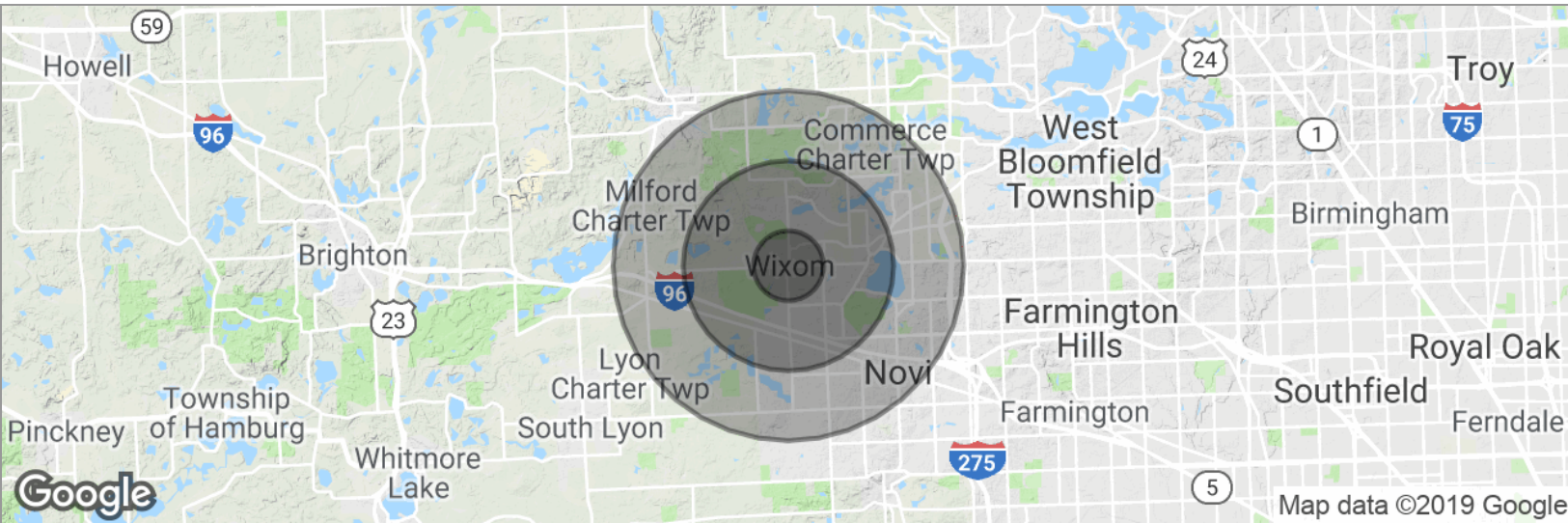
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DEMOGRAPHICS MAP



POPULATION	1 MILE	3 MILES	5 MILES
Total population	4,893	38,778	86,777
Median age	31.3	33.7	37.1
Median age (male)	32.9	33.7	36.7
Median age (Female)	30.2	33.8	37.3
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,164	16,633	35,059
# of persons per HH	2.3	2.3	2.5
Average HH income	\$65,728	\$74,264	\$87,813
Average house value	\$217,037	\$234,089	\$242,979

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