



Property Features

- 42,000 SF amongst three buildings
- Family Dollar lease in place
- Located in the heart of Warsaw
- Excellent redevelopment opportunity
- Pylon signage
- Billboard sign with income
- \$5.00 PSF, NNN
- Price: ~~\$950,000~~ **\$650,000**

Demographics

	1 Mile	5 Miles	10 Miles
Population	1,581	4,141	17,524
Avg. HH Income	\$61,439	\$57,373	\$54,126
Employees	1,077	1,949	7,003

Traffic Counts

Richmond Road/Rt. 360	14,000 VPD
Main Street	13,000 VPD

For more information, contact:

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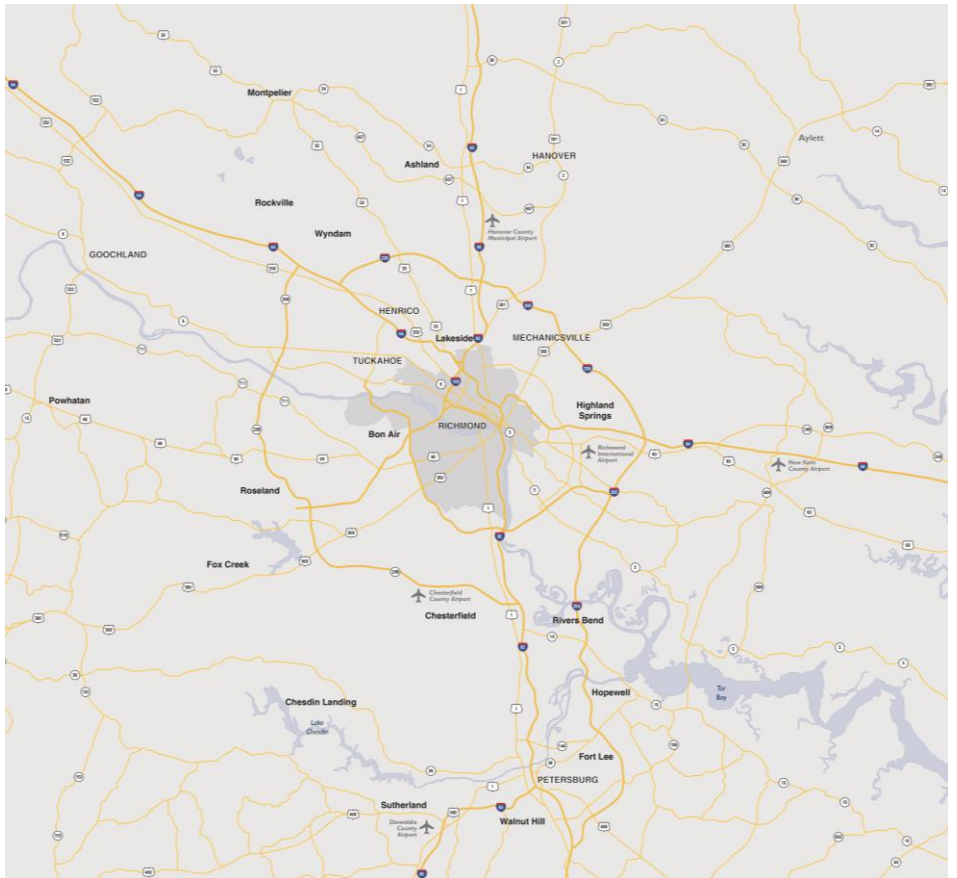
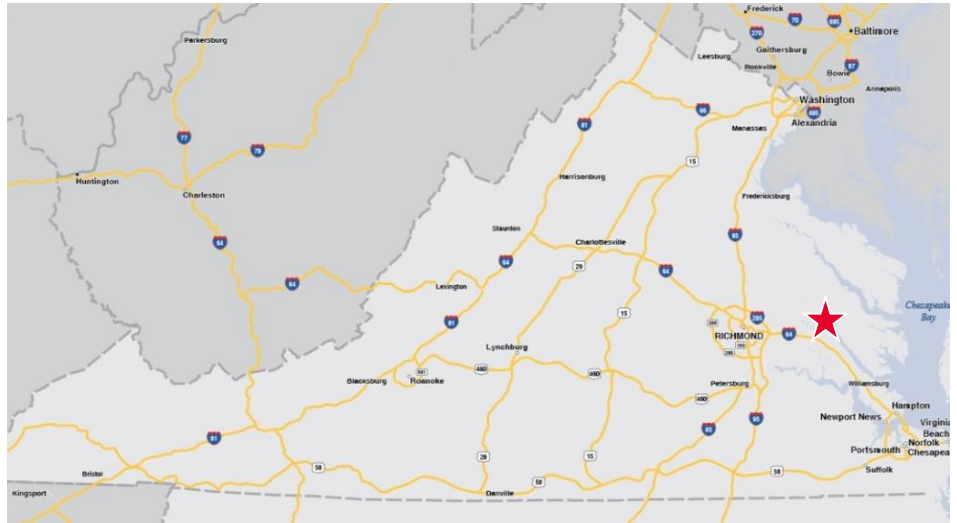
Thalhimer Center
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Specifications

Total Size	42,000 SF
Timing	Available immediately
Rental Rate	\$5.00 PSF, NNN
Sale Price	\$650,000



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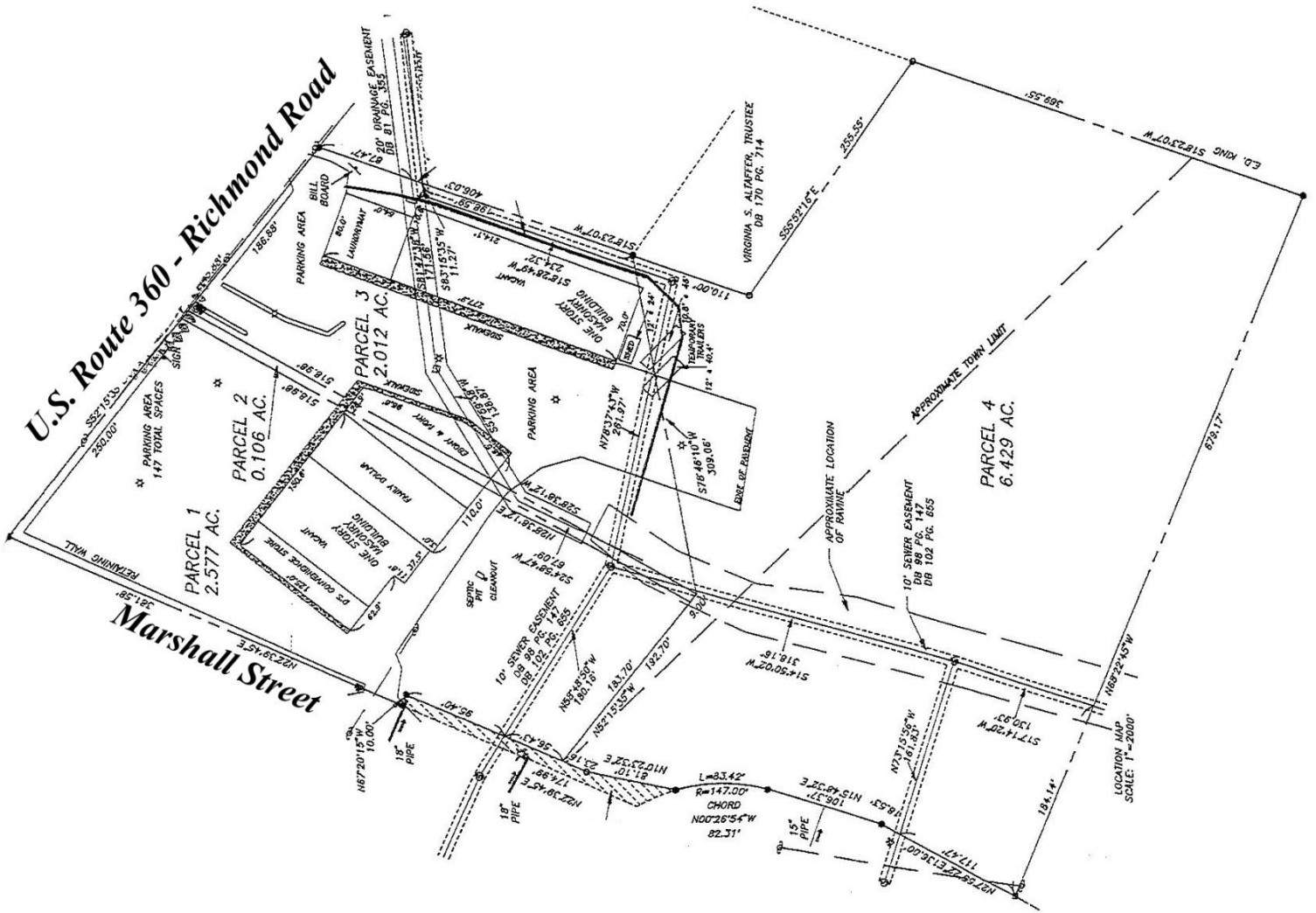
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