



### Property Highlights

**FOR LEASE- \$450/MO**

**FOR SALE- \$489,000**

**1,350-3,354 SF**

- 1,398 SF of cold storage space with loft area and a 10'x10' drive-in-door
- Additional duplex in rear, generating income
- Zoning is C1 Commercial
- Units are separately metered
- Built circa 1900
- Renovated 2014, 2018

 **Current NOI - \$54,940**

 **Cap Rate - 11%**

### LISTING AGENTS

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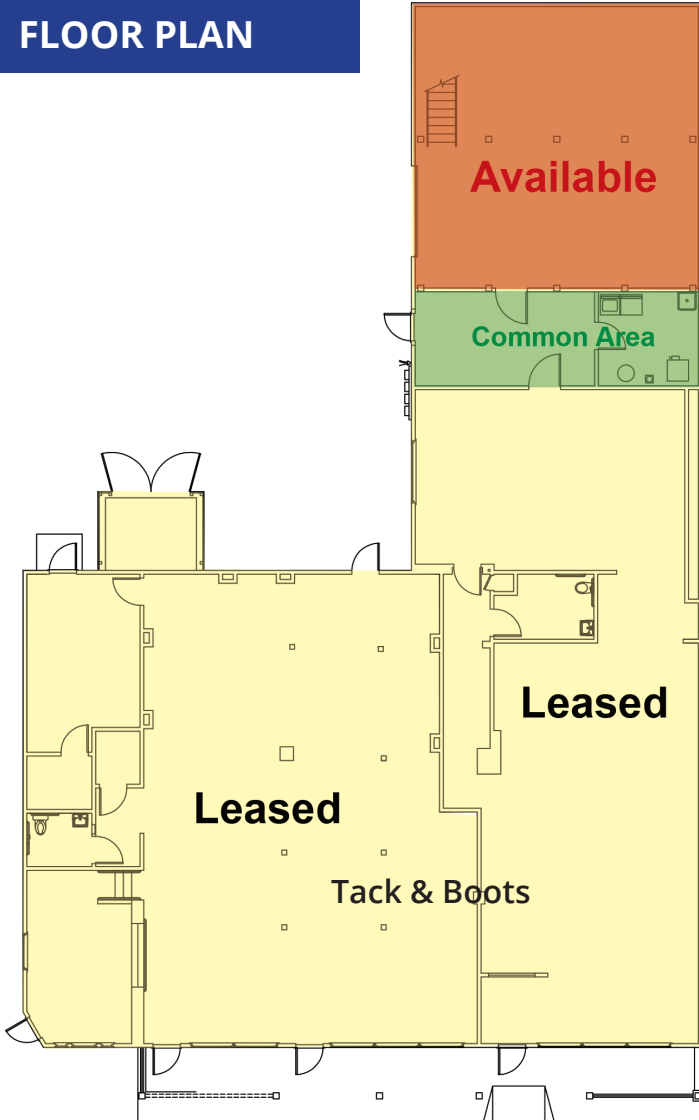
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**FLOOR PLAN**



Duplex pictured, generating \$1,150 of additional monthly income

Located in a great location, North East quadrant of Sharon Center Circle, SR 94 & 162, 4 miles North of I-76



Daily Traffic Count of 13,852

**DEMOGRAPHICS**

	3 Mile	5 Miles	10 Miles
Population	8,242	42,265	97,965
Number of Households	2,931	16,295	37,655
Annual Income	\$86,417	\$85,285	\$79,638

*The information contained herein is from sources deemed reliable but no warranty or representation is made to the accuracy thereof.*