

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,250,000
Building Size:	5,834 SF
Lot Size:	0.8 Acres
Price / SF:	\$214.26
Zoning:	TOD-CC
Traffic Count:	30,400

PROPERTY OVERVIEW

Property Sale including 3 freestanding buildings fronting South Blvd. One building is a fully occupied 3 tenant building and the other building is a fully equipped BBQ restaurant. Included in the sale is all equipment, coolers, restaurant furniture, and an outdoor storage building which houses an extra dry storage room, walk-in freezer and the smoker room.

PROPERTY HIGHLIGHTS

- Total building square footage: 5,834 SF
- Building 1: 2,720 SF currently has 3 Tenants on month to month leases, below market lease rates
- Building 2: 2,114 SF existing BBQ restaurant
- Outdoor storage building: 1,000 sf includes dry storage with power, no a/c or heat, walk-in freezer and smoker room
- Approximately 40 parking spaces with the possible potential for more
- 200 feet of Frontage on South Blvd.
- 0.2 miles to Tyvola Station Blue Line
- 1 mile to I-77
- Traffic Counts: approximately 30,400 VPD

BROOKS WHITESIDE

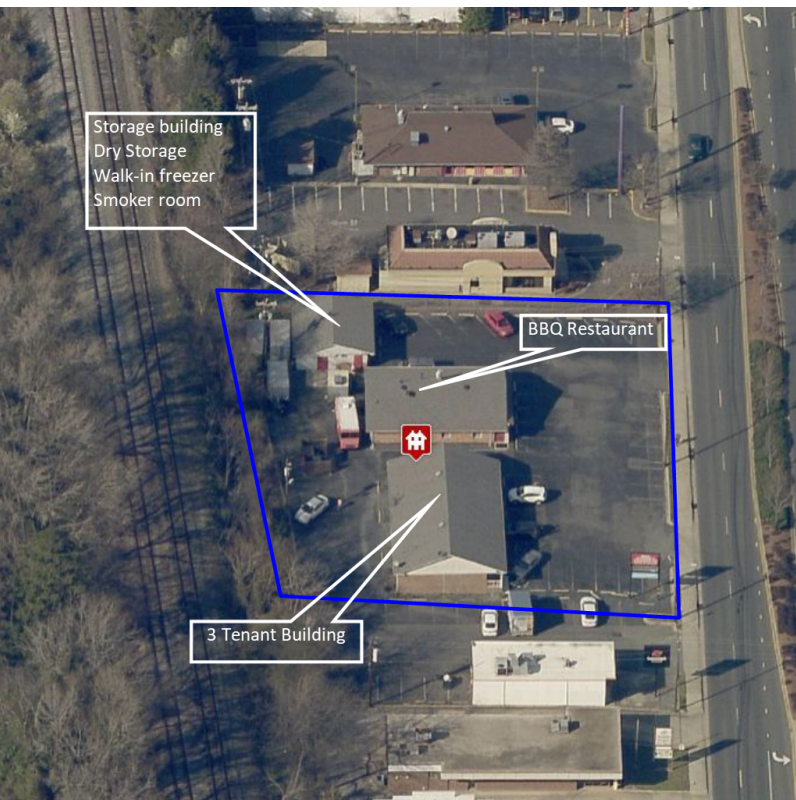
O: 704.347.4676 | M: 704.763.9855
brooks@whitesidecre.com

WHITESIDE PROPERTIES

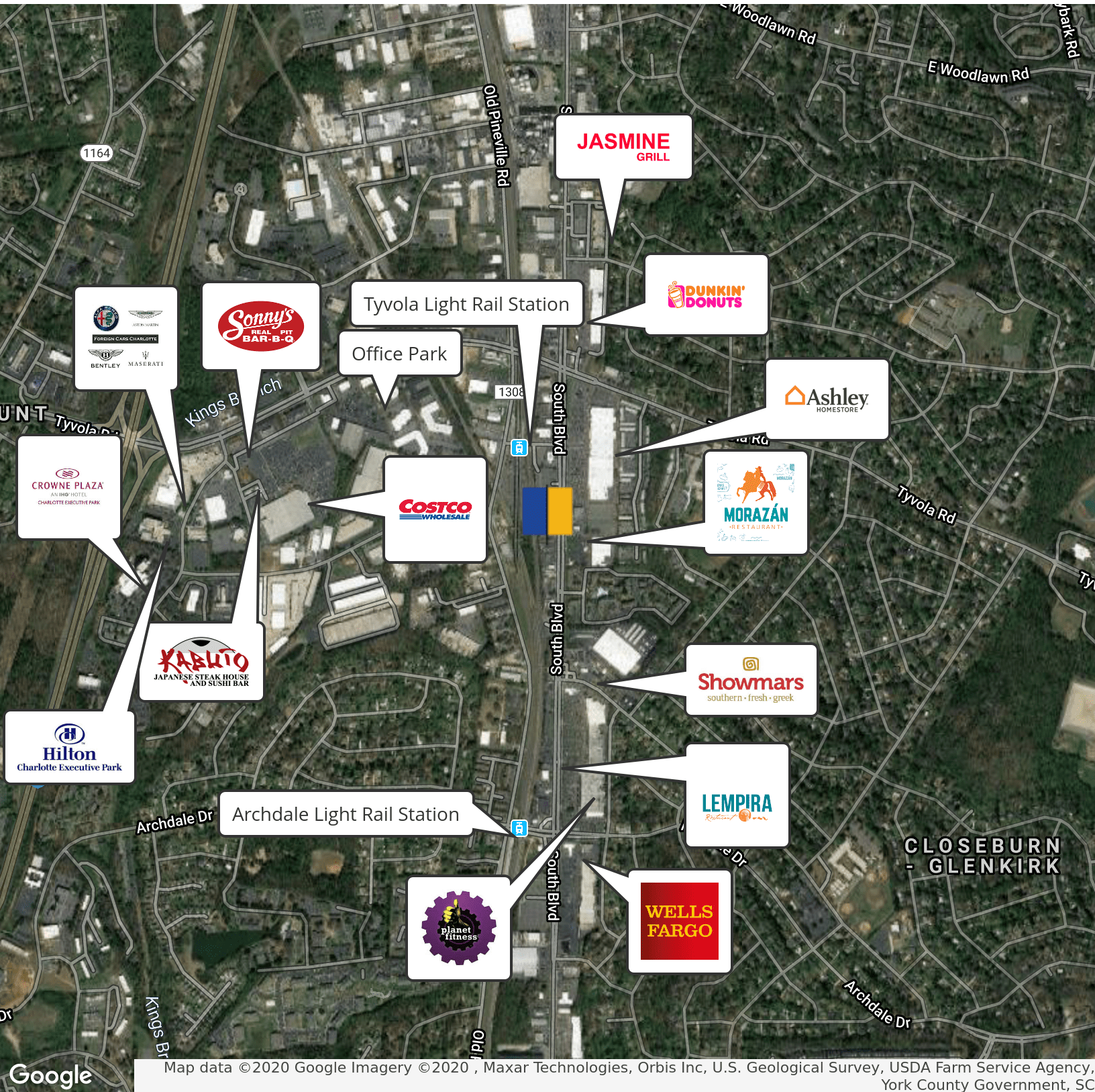
Est. 1991

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ADDITIONAL PHOTOS



RETAILER MAP



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BROOKS WHITESIDE

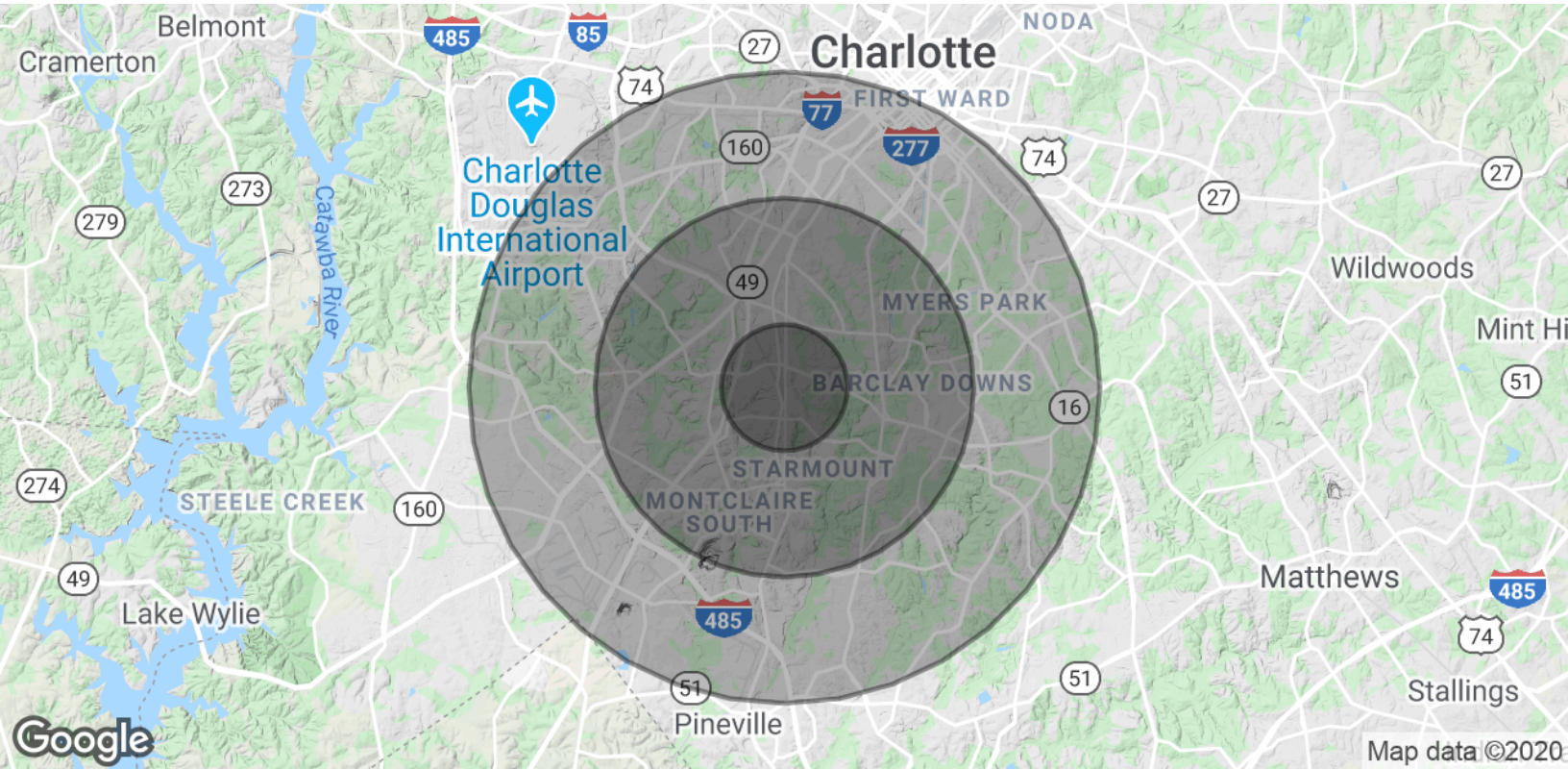
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WHITESIDE PROPERTIES

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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,915	78,024	172,236
Average age	31.9	34.2	35.5
Average age (Male)	32.1	33.7	34.8
Average age (Female)	32.3	35.1	36.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,961	33,831	75,252
# of persons per HH	2.5	2.3	2.3
Average HH income	\$54,346	\$66,988	\$93,178
Average house value	\$175,421	\$279,606	\$408,756

* Demographic data derived from 2010 US Census