



**Property Features**

- **PRICE REDUCED!! (see Agent)**
- 1,866 SF building
- 0.641 acres
- 48,000 VPD on Jefferson Ave.
- Great visibility; signalized corner
- Building re-use or replace – see concept drawing
- Zoned C-1, General Commercial
- New TPO roof
- Located 1 block from New Dollar Tree

**Demographics**

	1 Mile	3 Miles	5 Miles
Population	12,591	79,020	167,706
No. of Households	5,009	32,104	68,221
Avg. HH Income	\$63,321	\$67,159	\$69,965
Daytime Population	4,922	51,939	135,526

**Join Nearby Retailers**



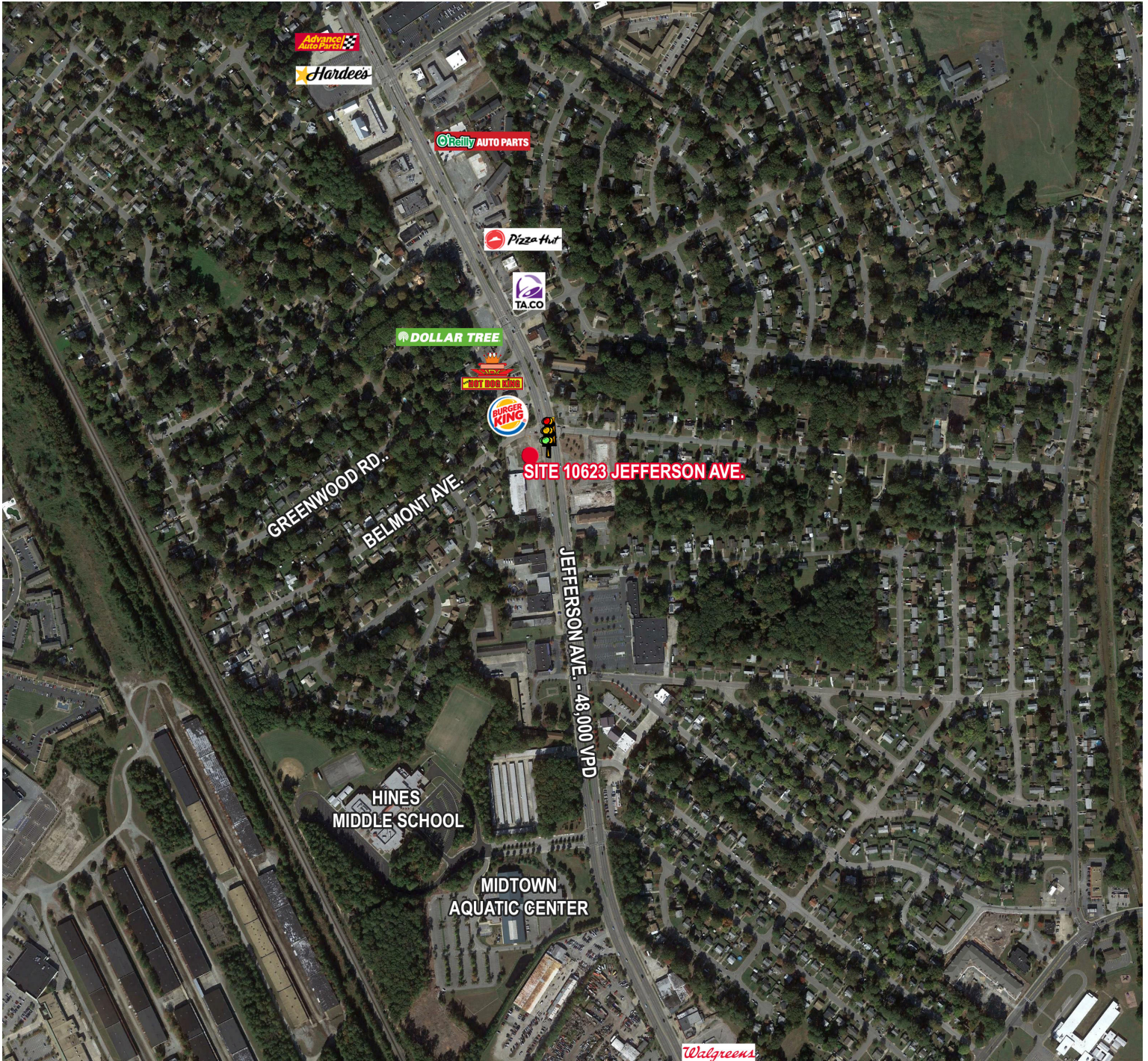
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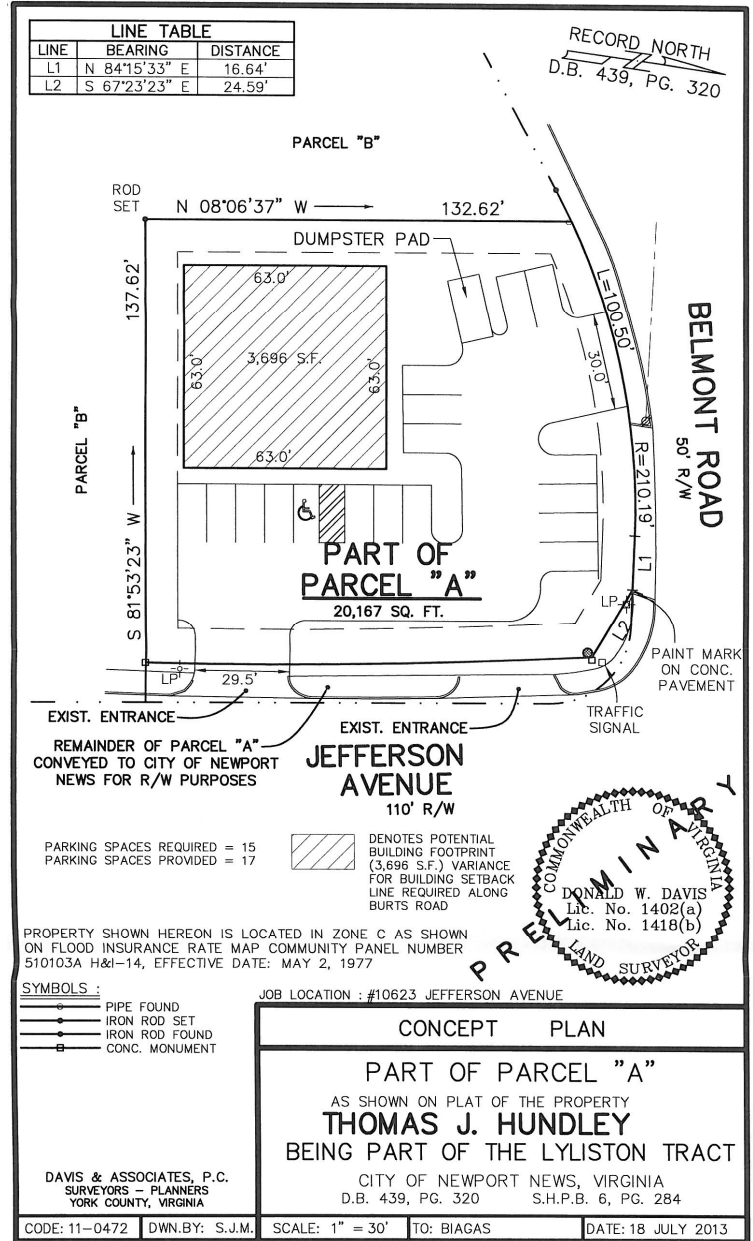
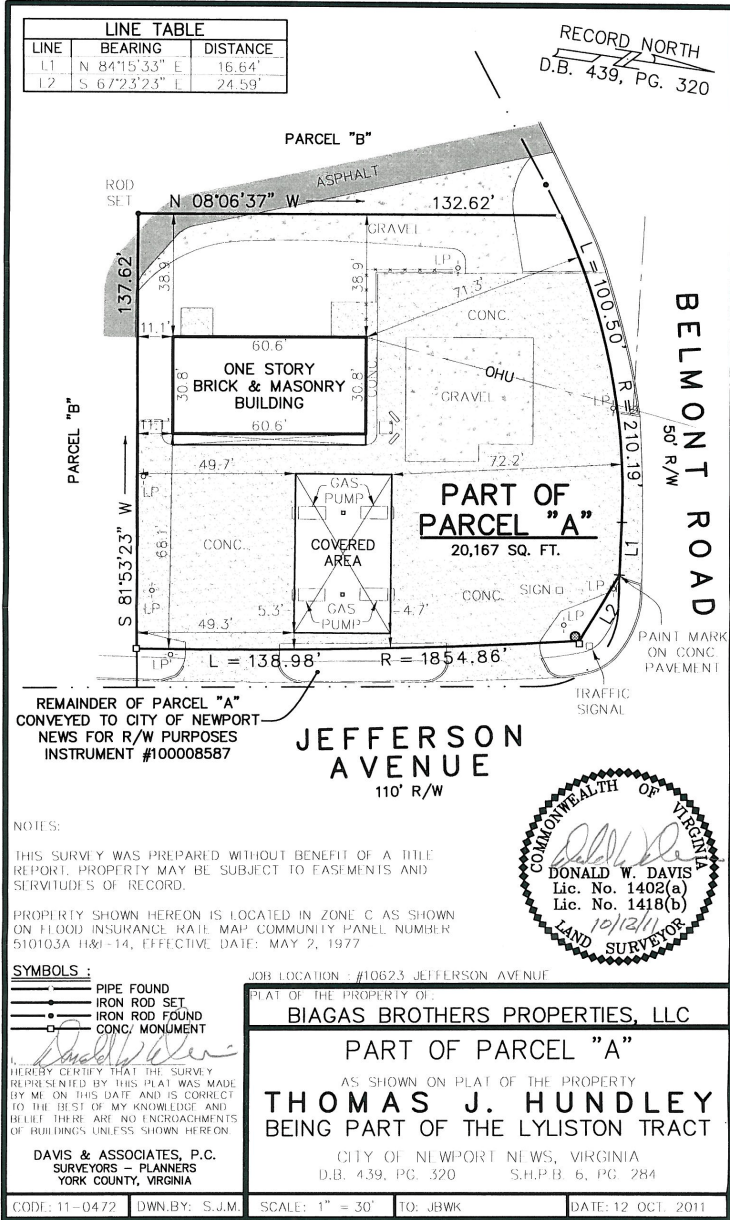
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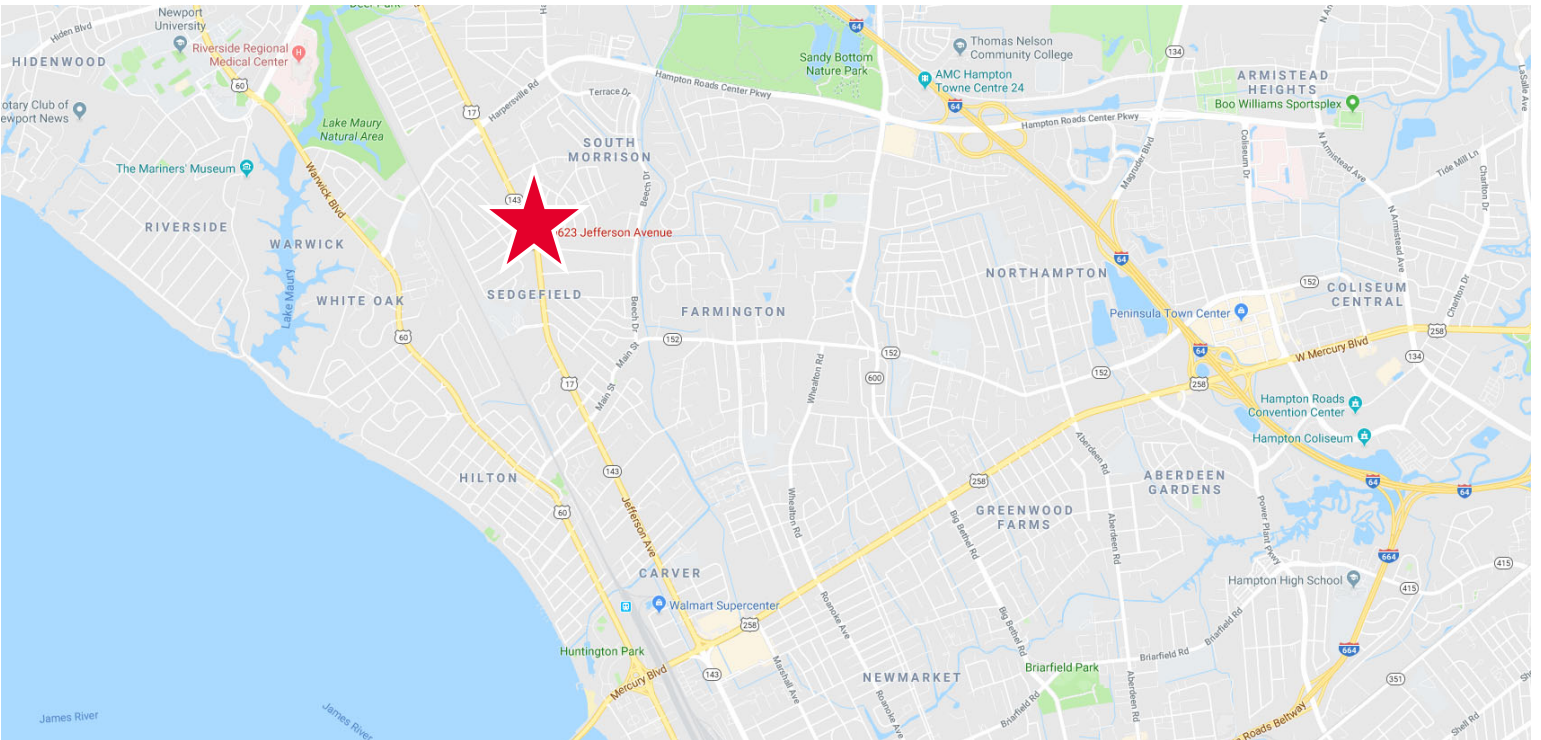
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