



Annual lease payments of \$1,344,996 NNN

Sale Price: \$16,000,000

Property Highlights

- Size: 163,989 SF
- Lot Size: 13.71 Acres
- Zoning: C-3
- Cap Rate: 8%
- Property consists of 3 successful businesses
- 100% occupied
- Strong tenants
- Strong demographics

Demographics

| | 1 Mile | 3 Mile | 5 Mile |
|--------------------------------|----------|----------|----------|
| Population | | | |
| 2015 Estimated Population | 7,927 | 72,584 | 185,693 |
| 2020 Projected Population | 8,078 | 74,356 | 191,791 |
| Households | | | |
| 2015 Estimated Households | 2,975 | 25,677 | 62,887 |
| 2020 Projected Households | 3,044 | 26,383 | 65,144 |
| 2015 Est. Median HH Income | \$56,830 | \$54,083 | \$54,659 |
| 2015 Est. Average HH Income | \$65,676 | \$64,225 | \$65,908 |
| 2015 Est. Per Capita HH Income | \$23,814 | \$22,739 | \$22,657 |

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2015 and 2020.

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