



OFFERING SUMMARY

Sale Price:	\$2,266,000
Building Size:	41,200 SF
Available SF:	20,000 - 41,200 SF
Lease Rate:	\$6.00 psf NNN
Lot Size:	2.81 Acres
Year Built:	1968
Zoning:	I-2
Ceiling Height:	16 FT
	08252020

PROPERTY OVERVIEW

Located on the Southwest corner of NE 40th Street and Walnut Avenue. This property is a few blocks east of Broadway Extension and in the mix of a fast growing industrial area.

PROPERTY HIGHLIGHTS

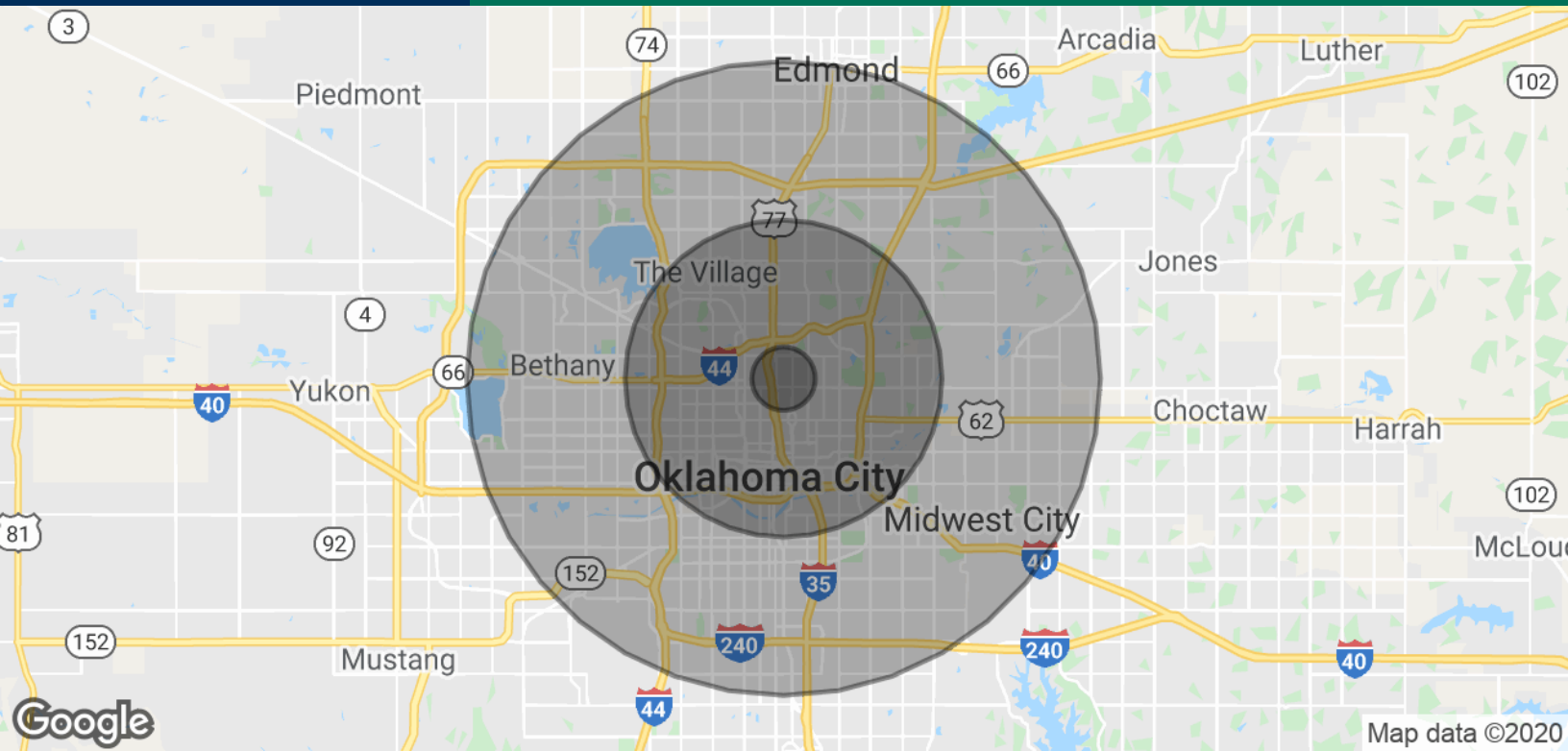
- 2 Property Portfolio for sale: Asking price - \$2,266,000.00 (\$55 per square foot)
- 4017 N Walnut Avenue - 20,000 square feet
- 4019 N Walnut Avenue - 21,200 square feet
- 3,500 square feet of contiguous office space throughout both buildings
- Can be split into 2 separate buildings
- Available for Lease at a rate of \$6.00 psf NNN



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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	5,029	152,863	646,026
Average age	35.7	35.8	34.2
Average age (Male)	35.1	34.3	33.2
Average age (Female)	38.4	36.7	35.2

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	2,297	64,572	261,862
# of persons per HH	2.2	2.4	2.5
Average HH income	\$64,393	\$55,336	\$55,913
Average house value	\$155,984	\$186,962	\$146,879

* Demographic data derived from 2010 US Census