

OFFERING SUMMARY

Sale Price:	\$795,000
Building Size:	5,000 SF
Lot Size:	5.9 Acres
Year Built:	2005
Zoning:	C-2

62122

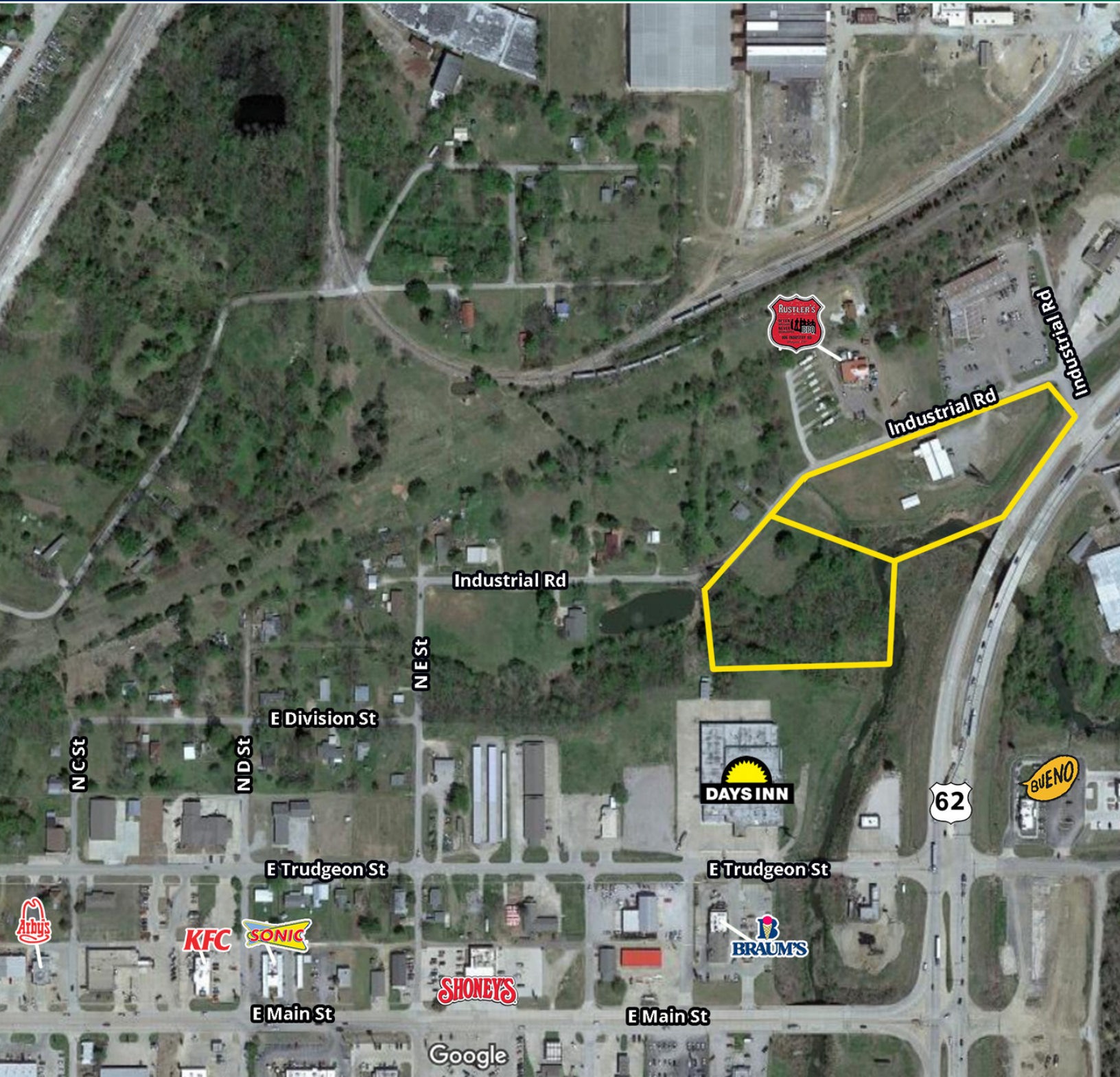
PROPERTY OVERVIEW

Warehouse or Retail Development Site
 The site is improved with two commercial buildings. The primary building contains 5,000 square feet of gross area and its floor plan features a central office/showroom area with three bathrooms, a coffee bar area, a private office; and light shop/storage areas on the north and south ends. The secondary storage building is located southwest of the primary building and is suited only for storage.

PROPERTY HIGHLIGHTS

- Retail Development Site
- New Quick Trip Coming Across the Street
- Existing Industrial Warehouse & Yard
- 2,100 sq ft Climate Controlled Showroom
- Clear Height 13 Feet
- City Water & Sanitary Sewer
- Power - AEP

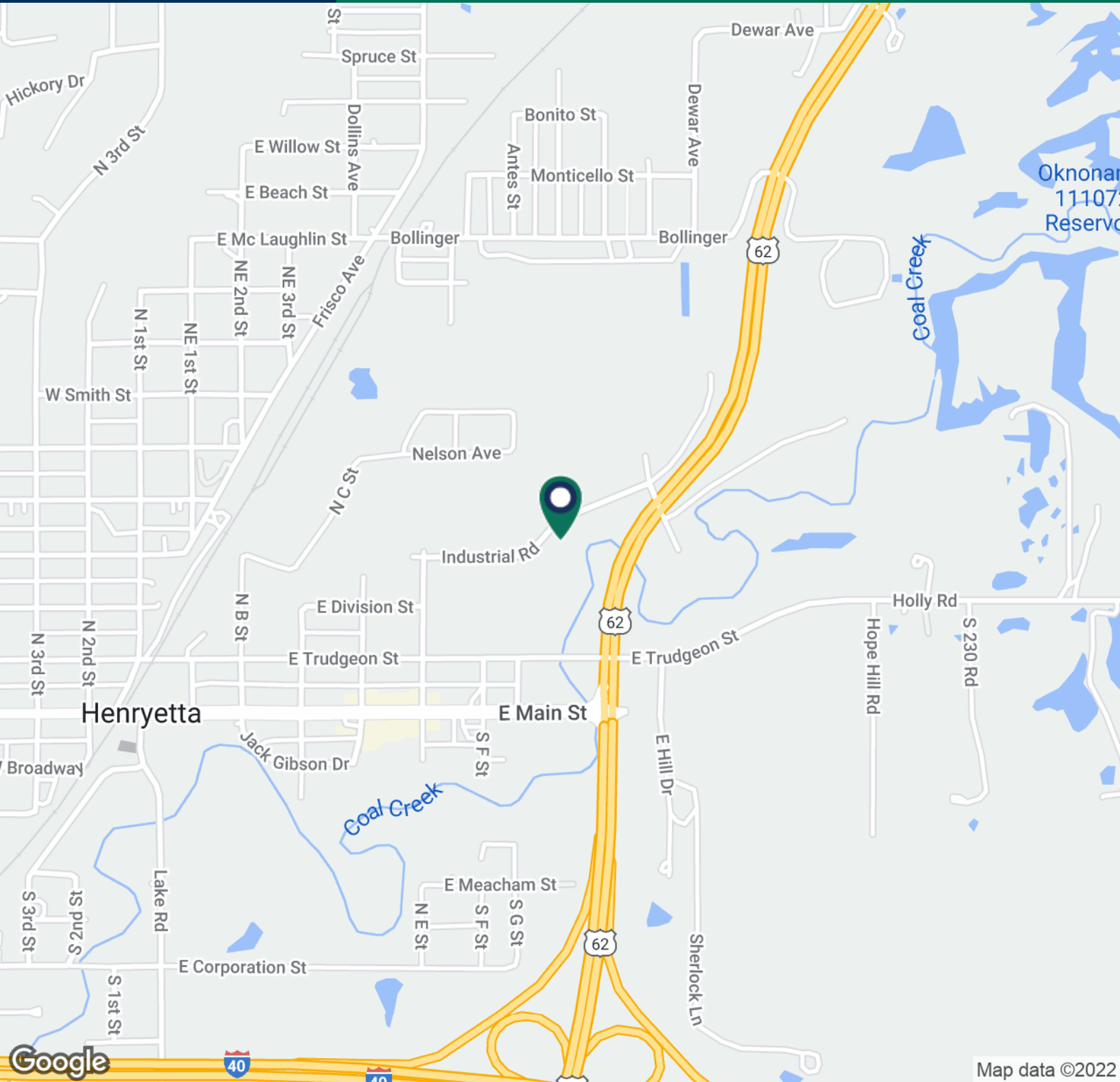
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Warehouse & Development Site for Sale

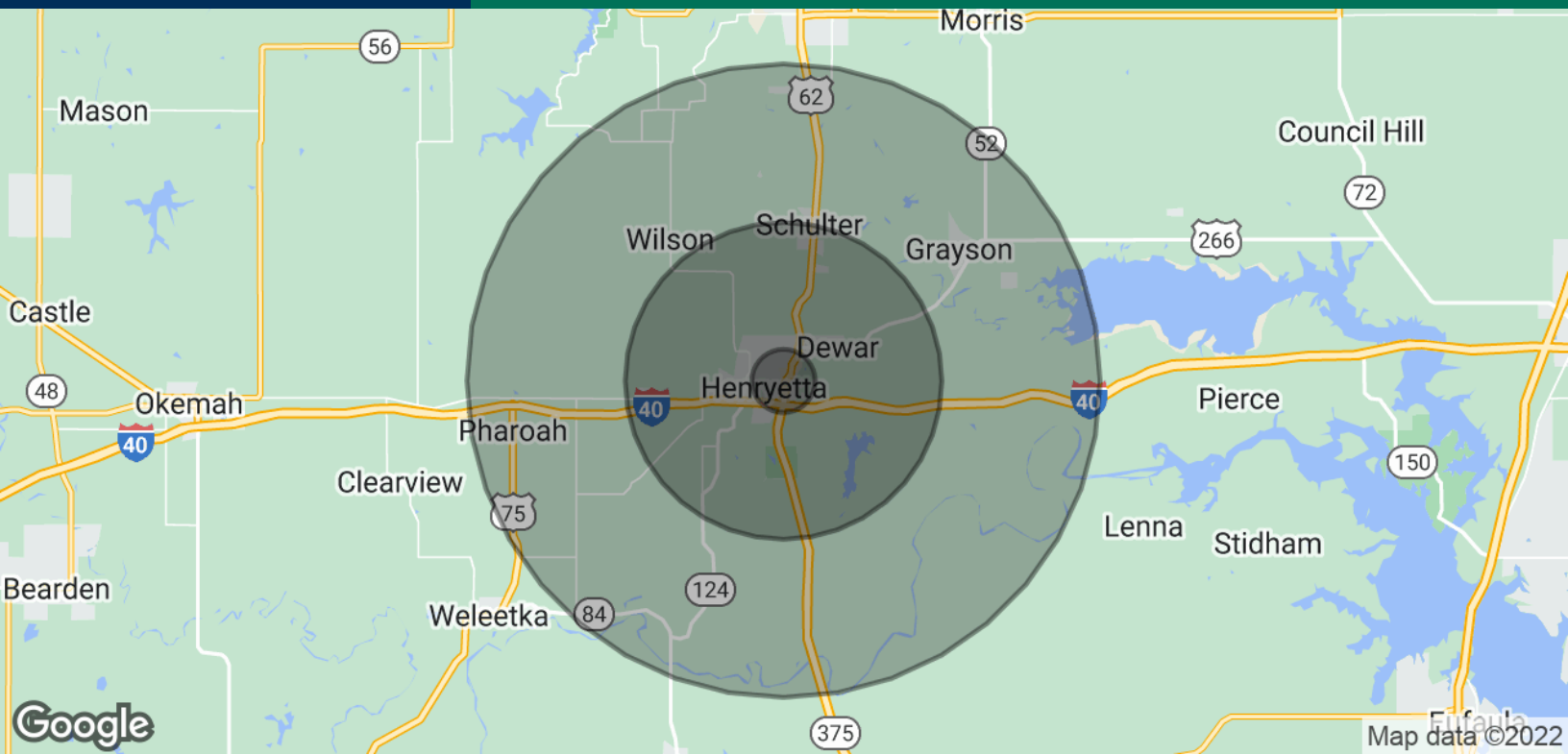
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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	284	5,917	17,095
Average Age	40.9	40.9	41.7
Average Age (Male)	36.1	36.3	38.0
Average Age (Female)	44.8	44.7	44.6

HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	107	2,259	6,661
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$48,590	\$47,870	\$47,188
Average House Value	\$98,510	\$97,843	\$96,680

* Demographic data derived from 2020 ACS - US Census

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