



RETAIL PROPERTY NOW AVAILABLE

Sale Price:	\$1,200,000
Cap Rate:	8.0%
NOI:	\$96,054
Lot Size:	1.72 Acres
Building Size:	10,000 SF
Year Built:	1997
Market:	Northwest

03192020

PROPERTY OVERVIEW

Council Road Plaza is a strategically positioned Retail Center in a rapidly developing and densely populated area with projected growth. This center consists of long term stable tenants.

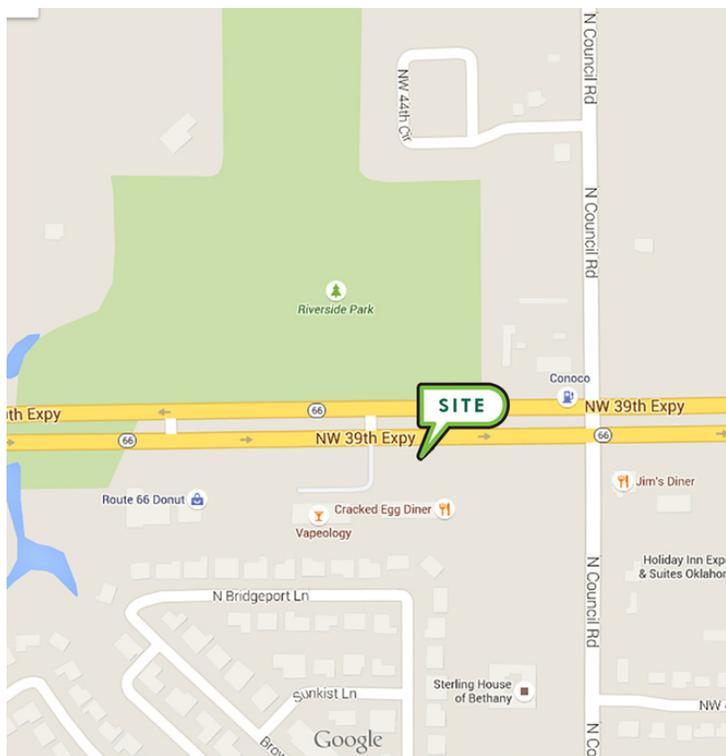
Well established area with strong demographics, great traffic counts as well as ideal visibility to major intersection of NW 39th and Council.

The equipment is still in place in Convenience Store.

The pumps are closed.

Confidentiality agreement is required
All financials will be provided upon receiving an NDA.

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DEMOGRAPHICS (PER 2010 CENSUS; 5 MILES RADIUS)

Total Population	474,993
Population Density	474,993
Median Age	35.3
Median Age (Male)	34.3
Median Age (Female)	36.4
Total Households	192,839
# of Persons Per HH	2.5
Average HH Income	\$62,233
Average House Value	\$162,664

TRAFFIC COUNTS (PER ACOG)

Council Rd	North	16,965
Council Rd	South	18,547
NW 39th Expwy		17,400
N 39th Expwy	West	18,902

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The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.