



**OFFERING SUMMARY**

Sale Price:	\$3,300,000
Lease Rate:	\$9.00/SF/YR (NNN)
Building Size:	36,000+/- SF
Building Dimensions:	180' x 200'
Lot Size:	2.28 Acres
Roof Deck:	18.0 FT
Year Built:	1999
Zoning:	CS
Parking:	160+ Spaces
Docks:	One (1) Grade Level
Signage:	Two (2) Pylon Signs
Traffic Counts	91st Street - 16,998 CPD Memorial Dr. - 26,663 CPD

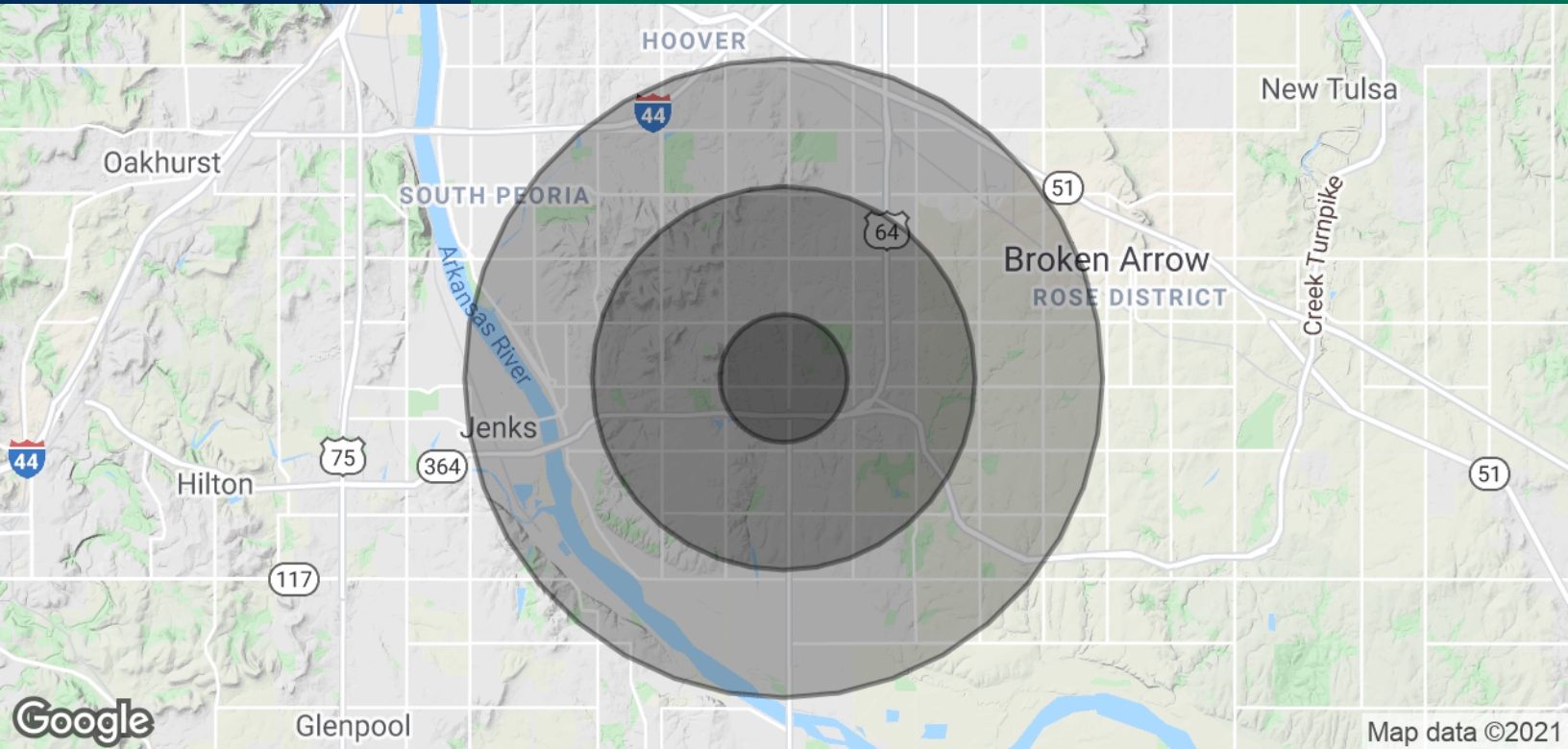
**PROPERTY OVERVIEW**

The single-tenant building is situated in the NW corner of a heavily retailed intersection among a total square footage of 87,000 total SF. Neighboring retailers include Chase Bank, McDonald's, Bounce U, The Big Biscuit, Oliveto Italian Bistro, and Brook Restaurant.

**LOCATION OVERVIEW**

Located on the NWC of 91st Street and South Memorial Drive with easy access to the Creek Turnpike and Highway 169. Close proximity to shopping, restaurants, banking and lodging.

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**POPULATION**

**1 MILE**

**3 MILES**

**5 MILES**

Total Population	11,537	86,302	184,306
Average age	34.8	38.1	38.4
Average age (Male)	33.8	37.0	37.2
Average age (Female)	35.7	38.9	39.1

**HOUSEHOLDS & INCOME**

**1 MILE**

**3 MILES**

**5 MILES**

Total households	4,924	36,615	75,563
# of persons per HH	2.3	2.4	2.4
Average HH income	\$84,519	\$88,644	\$87,479
Average house value	\$217,734	\$222,279	\$223,395

\* Demographic data derived from 2010 US Census

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