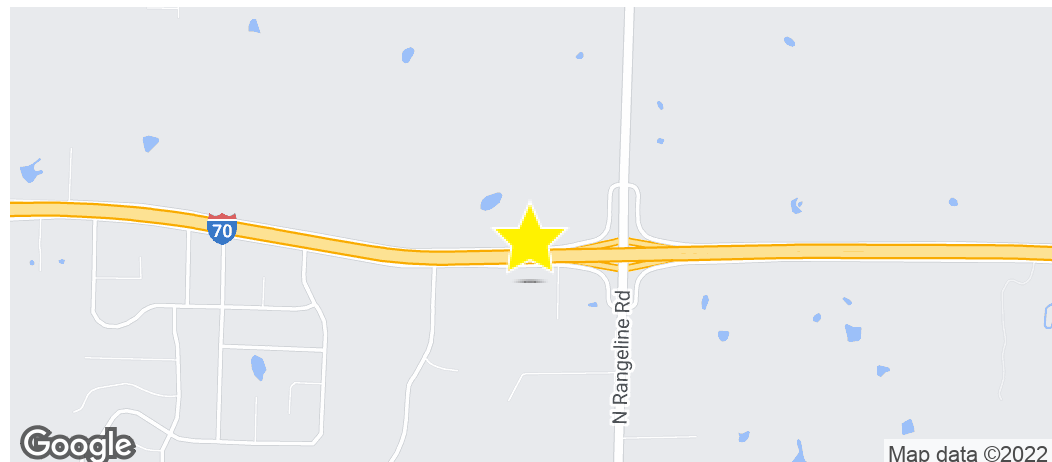




MEL ZELENAK
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OFFERING SUMMARY

Sale Price: \$4,312,440

Available SF:

Lot Size: 22.0 Acres

Zoning: Industrial Zoning

Price / SF: \$4.50

PROPERTY OVERVIEW

22 Acres For Sale

PROPERTY HIGHLIGHTS

- Close proximity to Interstate 70 & Route Z Interchange
- Located just south of the new 1.2 million square foot American Outdoor Brands distribution facility
- All utilities at or near site

DEMOGRAPHICS

	1 MILE	5 MILES	10 MILES
Total Households	1,190	34,607	64,315
Total Population	2,629	88,469	159,331
Average HH Income	\$50,176	\$47,983	\$60,194

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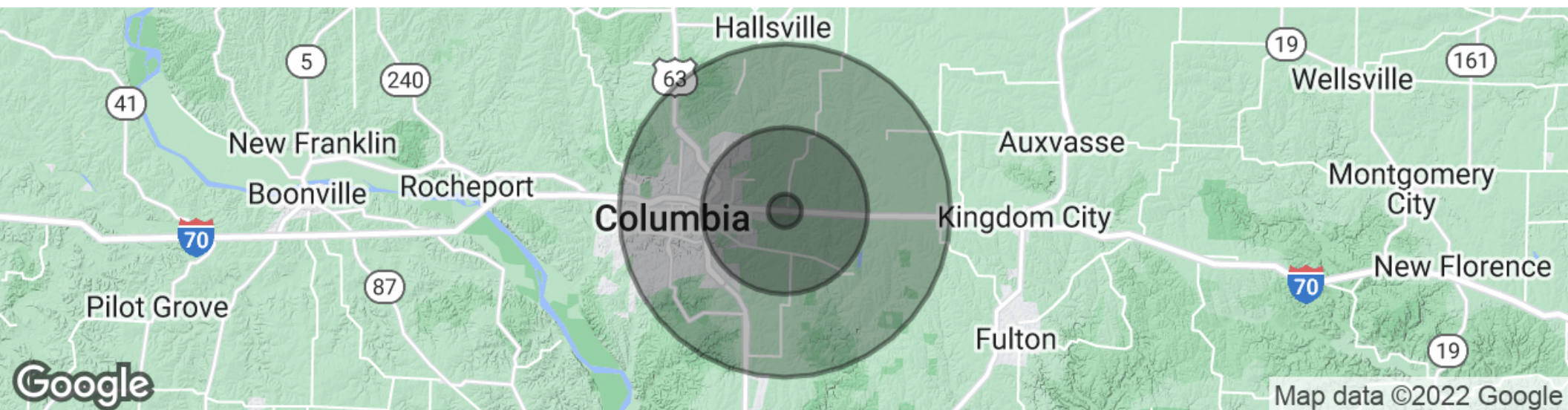
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POPULATION	1 MILE	5 MILES	10 MILES
Total population	2,629	88,469	159,331
Median age	29.1	28.0	30.7
Median age (Male)	27.9	27.1	30.4
Median age (Female)	30.3	29.0	31.1
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,190	34,607	64,315
# of persons per HH	2.2	2.6	2.5
Average HH income	\$50,176	\$47,983	\$60,194
Average house value	\$146,288	\$141,999	\$179,504

** Demographic data derived from 2020 ACS - US Census*

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