

EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|----------------|------------|
| Sale Price: | \$72,225 |
| Available SF: | |
| Lot Size: | 0.55 Acres |
| Year Built: | 1966 |
| Building Size: | 2,889 SF |
| Zoning: | HC |
| Price / SF: | \$25.00 |

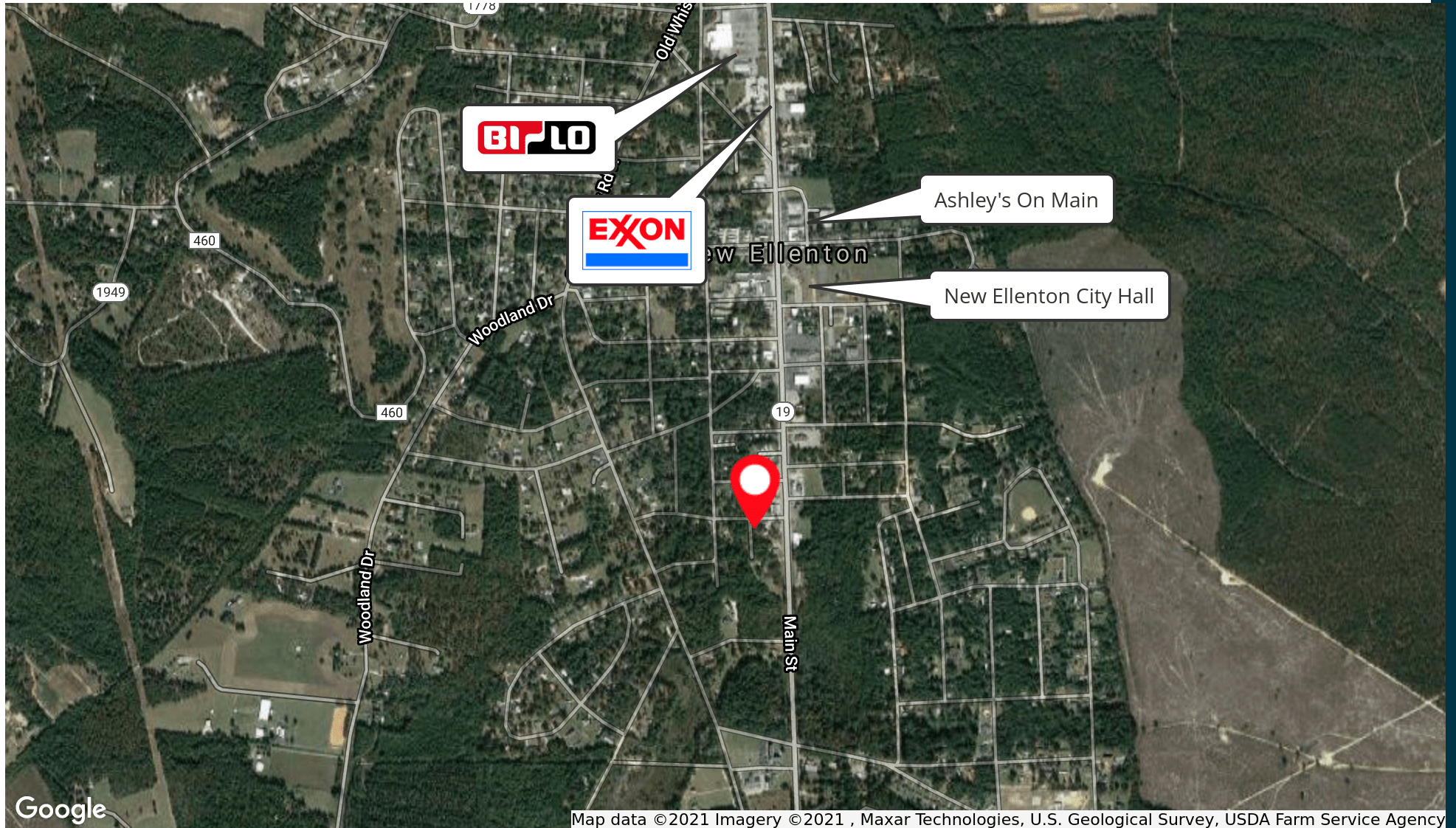
PROPERTY OVERVIEW

Brick office building with 2 separate units. Needs updating but a good location for any professional office, SRS contractor or similar use. On the side that was formerly a dental office, there are 6 rooms which could be used as offices, an office with waiting area, kitchen, and 3 restrooms. The second space is an open floor plan with it's own bathroom, small storage closet and front and back door access. Parking is available as well as a back yard and wooded lot behind the building. There is gas heat and electric power. Excellent access to Whiskey Road/Hwy 19.

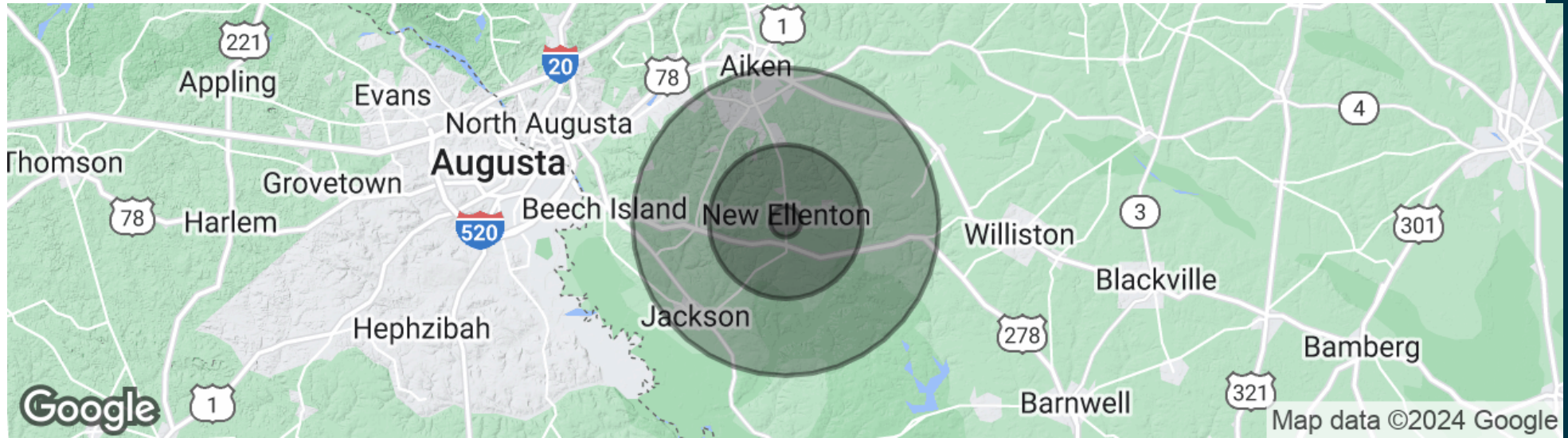
PROPERTY HIGHLIGHTS

- convenient location
- multi-use building
- potential investor property

LOCATION MAPS



DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|---------------------|----------|-----------|-----------|
| Total population | 423 | 11,341 | 53,950 |
| Median age | 45.1 | 45.1 | 42.7 |
| Median age (Male) | 41.7 | 43.1 | 41.1 |
| Median age (Female) | 45.8 | 45.7 | 43.7 |
| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
| Total households | 169 | 4,696 | 22,101 |
| # of persons per HH | 2.5 | 2.4 | 2.4 |
| Average HH income | \$65,515 | \$76,085 | \$74,663 |
| Average house value | | \$267,391 | \$234,703 |

* Demographic data derived from 2020 ACS - US Census