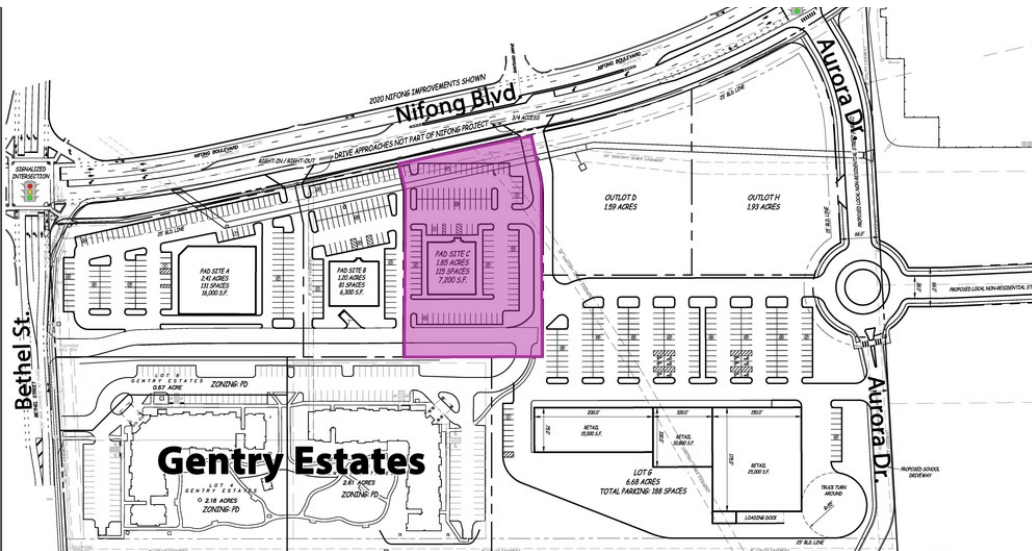






### OFFERING SUMMARY

|                |                  |
|----------------|------------------|
| Lease Rate:    | Call for pricing |
| Available SF:  | 80,586 SF        |
| Lot Size:      | 1.85 Acres       |
| Zoning:        | M-N              |
| Traffic Count: | 8,447            |

### PROPERTY OVERVIEW

1.85 Acres located at the Southeast corner of Nifong Blvd. and Bethel St. in South Columbia

### PROPERTY HIGHLIGHTS

- Ground Lease or Build-to-Suit for high credit tenant

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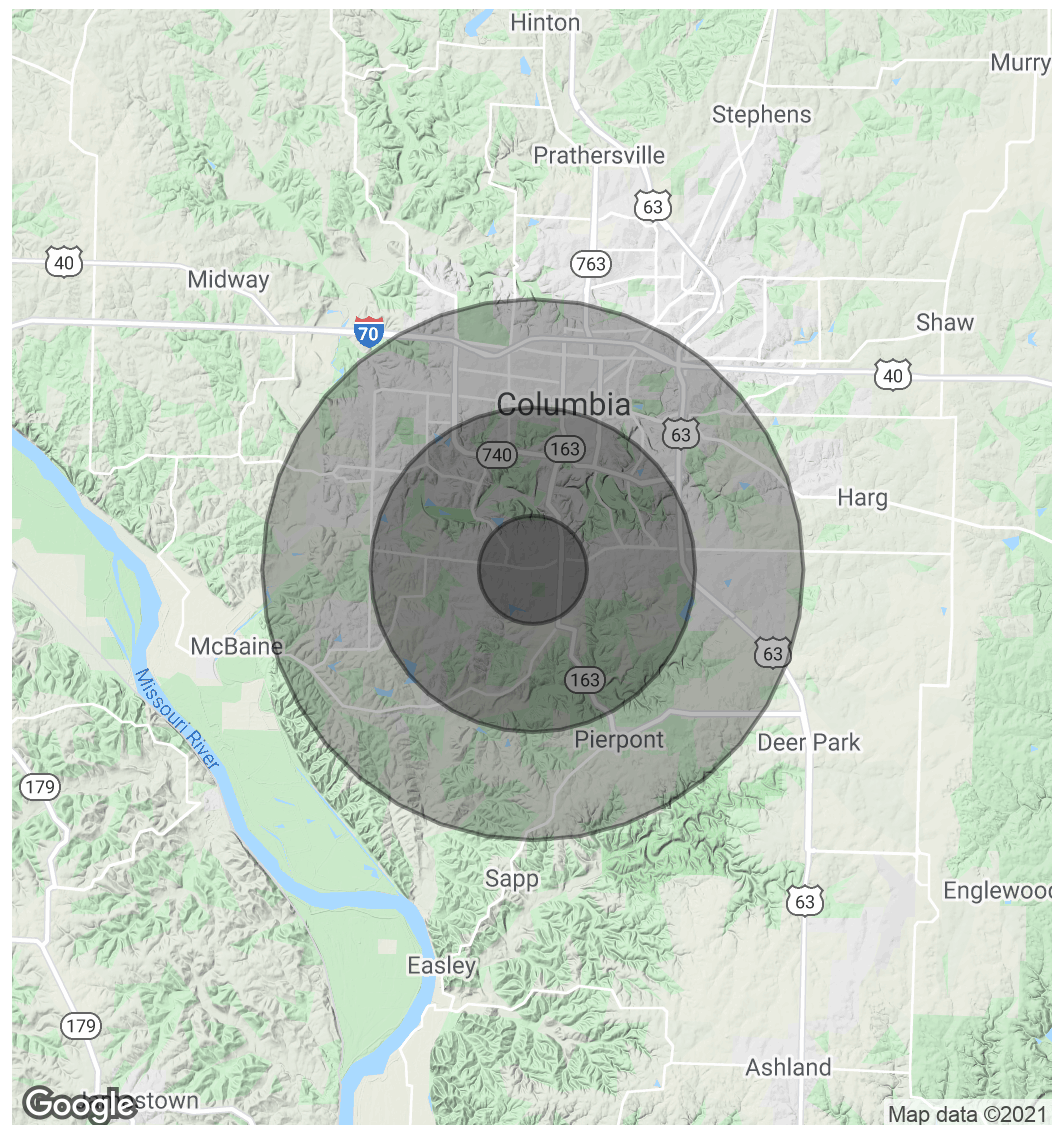
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| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 4,131  | 42,938  | 99,823  |
| Average age          | 32.9   | 29.9    | 30.1    |
| Average age (Male)   | 33.5   | 30.5    | 30.4    |
| Average age (Female) | 31.9   | 29.4    | 29.9    |

| HOUSEHOLDS & INCOME | 1 MILE    | 3 MILES   | 5 MILES   |
|---------------------|-----------|-----------|-----------|
| Total households    | 1,761     | 15,479    | 39,593    |
| # of persons per HH | 2.3       | 2.8       | 2.5       |
| Average HH income   | \$82,898  | \$71,361  | \$61,603  |
| Average house value | \$280,191 | \$272,285 | \$204,686 |

\* Demographic data derived from 2010 US Census



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