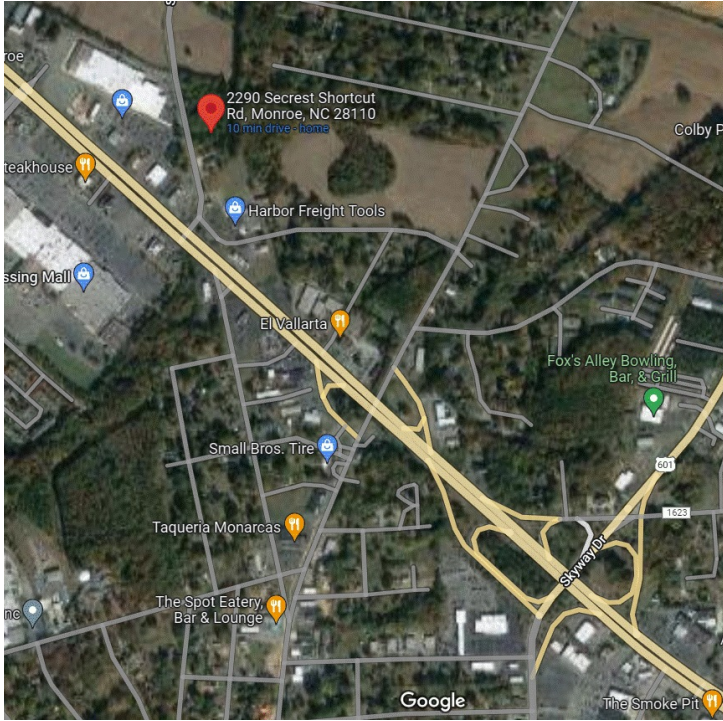


EXECUTIVE SUMMARY



LEASE RATE **\$1,500.00 PER MONTH**

OFFERING SUMMARY

Available SF: 3,702 Acres

Lease Rate: \$1,500.00 per month
(Ground)

Lot Size: 37 Acres

Zoning: GB - General Business

Market: Union

PROPERTY OVERVIEW

3.72 +/- acres available for ground lease.

LOCATION OVERVIEW

Located off W. Roosevelt Blvd just past Harbor Freight Tools on the right.

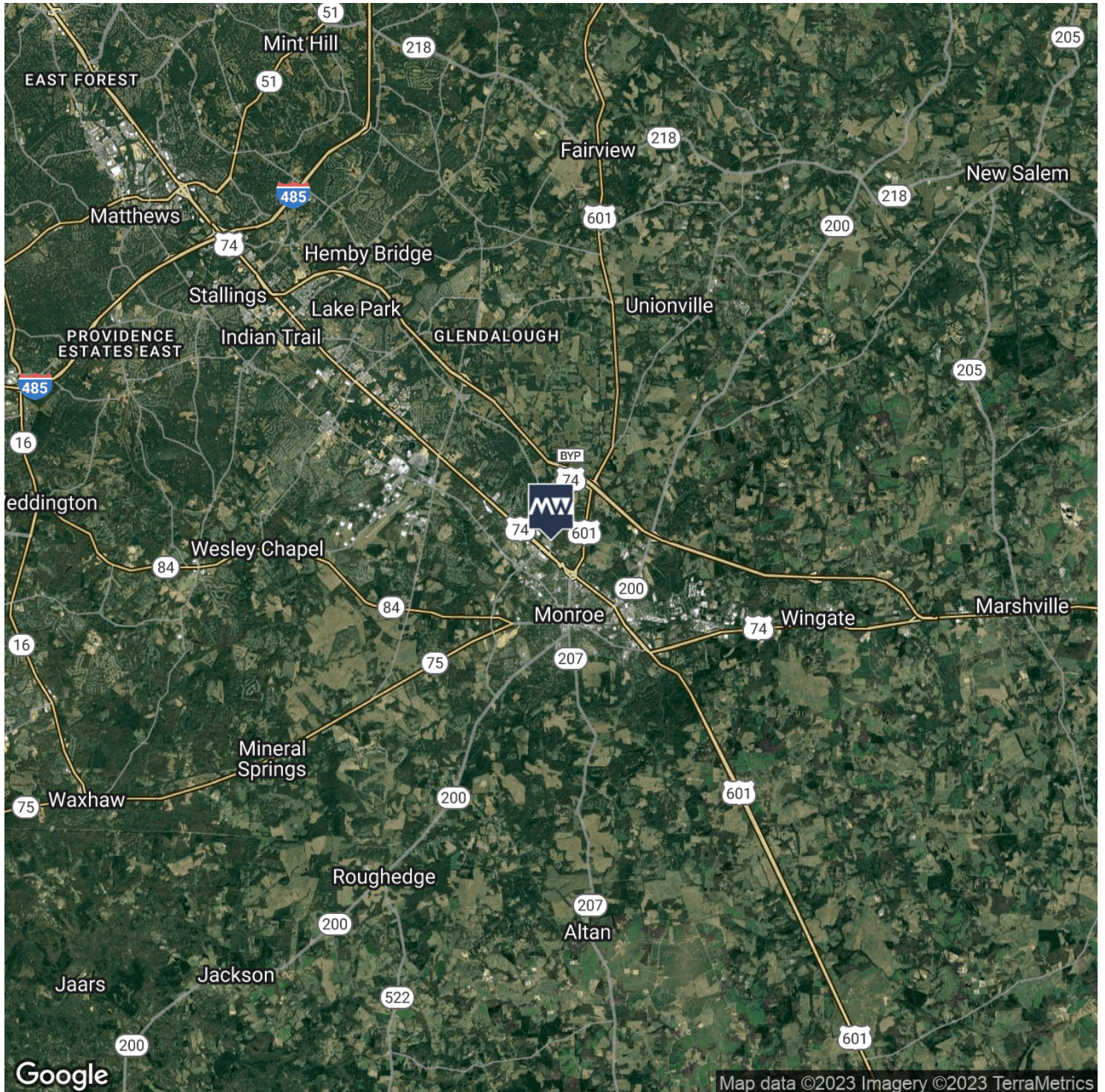
PROPERTY HIGHLIGHTS

- Zoned General Business.
- (Existing house has no value)

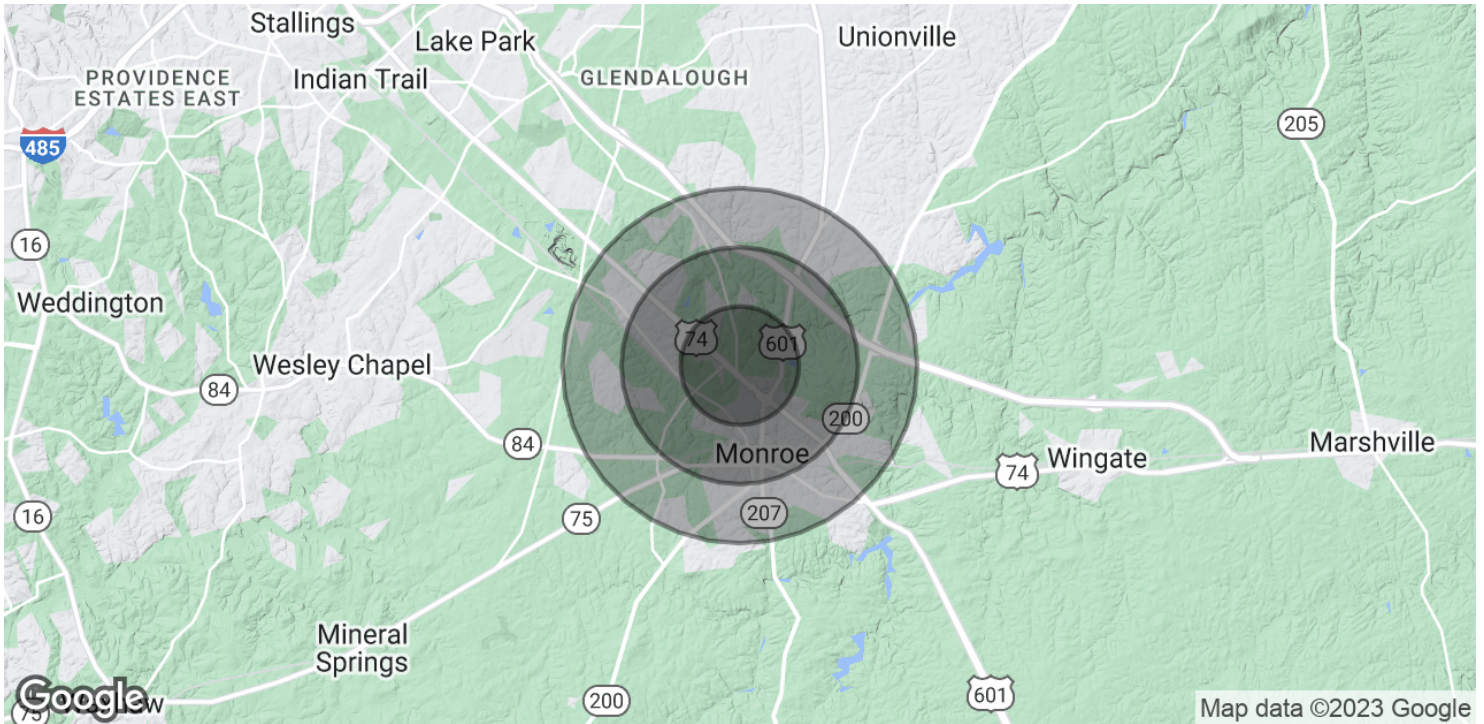
LOCATION MAP



LOCATION MAP



DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,548	11,907	24,710
Average Age	36.6	32.8	35.7
Average Age (Male)	35.1	31.1	33.6
Average Age (Female)	36.8	34.9	37.6

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,010	4,319	9,056
# of Persons per HH	2.5	2.8	2.7
Average HH Income	\$58,602	\$56,364	\$59,169
Average House Value	\$123,241	\$145,846	\$157,593

* Demographic data derived from 2020 ACS - US Census