

OFFERING SUMMARY

Sale Price:	\$300,000
Building Size:	2,488 SF
Available SF:	
Lot Size:	3,136 SF
Number of Units:	1
Price / SF:	\$120.58
Year Built:	1957
Renovated:	2021
Zoning:	Retail Trade - Real Commercial
Market:	San Angelo
Submarket:	Downtown

PROPERTY OVERVIEW

Here is your chance to secure to own a prime retail space on one of Downtown San Angelo's most sought-after streets, you'll reap the benefits from day one. The property boasts an average daily traffic count of 8,150, ensuring maximum exposure for your business and attracting a steady flow of customers. Located within the TIRZ Investment District of Downtown San Angelo. The display windows add a touch of elegance, perfect for showcasing products and enticing potential customers. Free street parking adds convenience for both clients and employees.

PROPERTY HIGHLIGHTS

- 1. TIRZ Investment District
- 2. 4 Years plus remaining on the lease
- 3. Downtown San Angelo location

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FOR SALE

Leased Retail - 59 N Chadbourne St, San Angelo, TX 76903-5848



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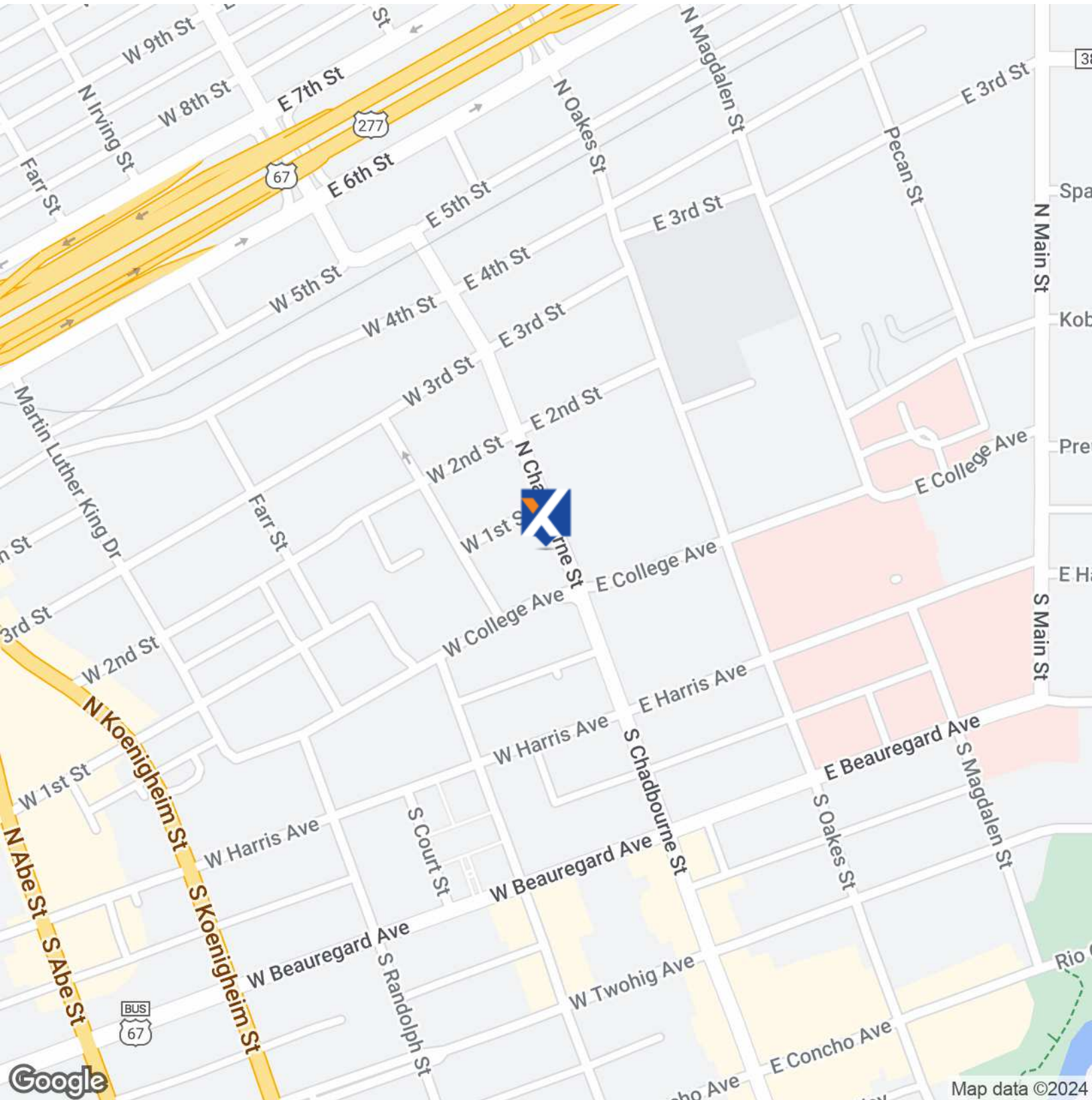
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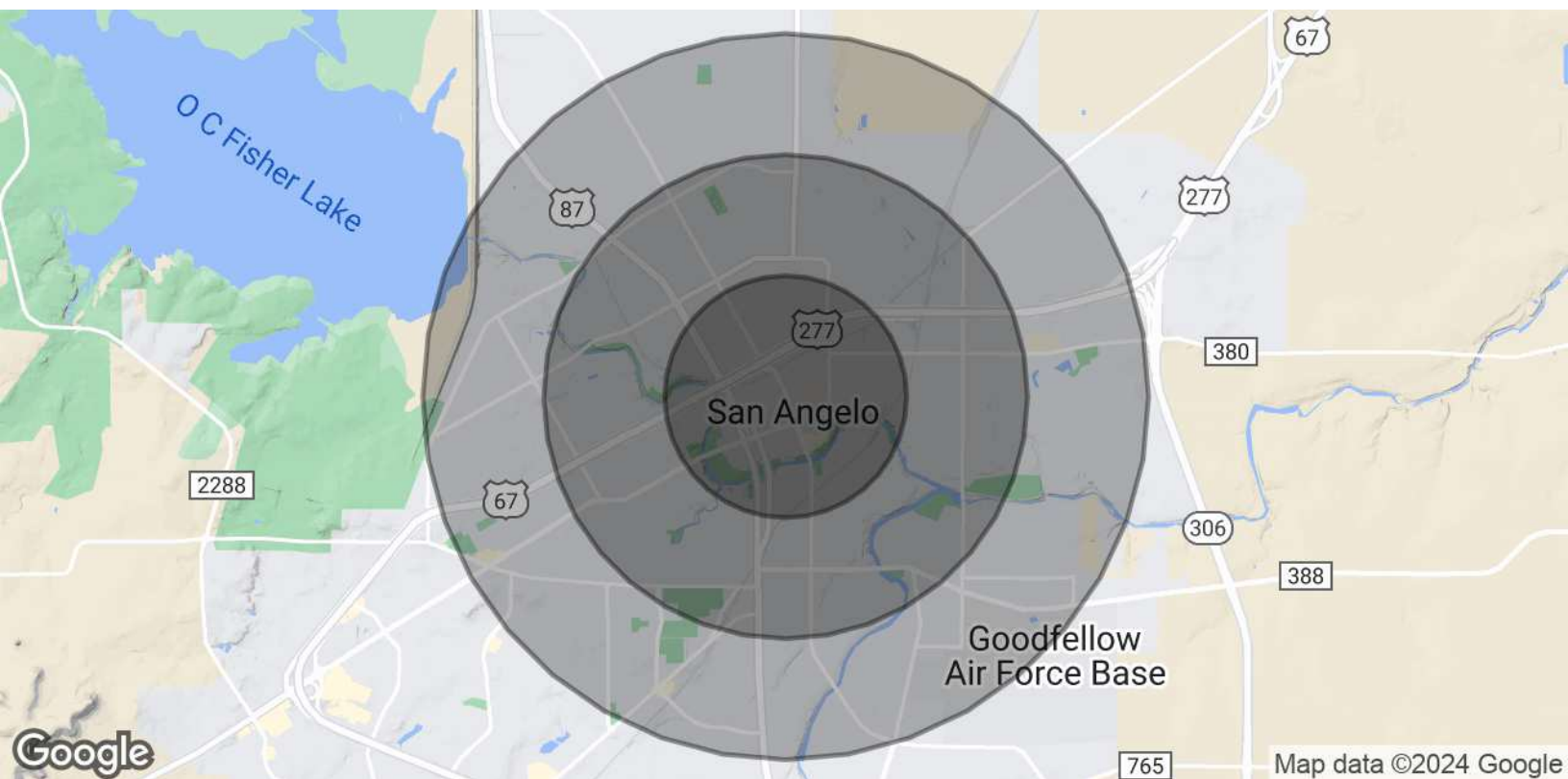
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	7,402	28,496	58,360
Average Age	41.9	39.3	36.6
Average Age (Male)	40.2	36.1	33.7
Average Age (Female)	43.3	41.5	38.5

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	3,198	12,754	23,583
# of Persons per HH	2.3	2.2	2.5
Average HH Income	\$48,155	\$50,194	\$52,454
Average House Value	\$90,680	\$110,085	\$108,724

2020 American Community Survey (ACS)

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