

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$395,000
Building Size:	1,878 SF
Lot Size:	5,750 SF
Price / SF:	\$210.33
Year Built:	1956
Zoning:	C-4 (PUD 1700)

PROPERTY OVERVIEW

This is a redevelopment opportunity in the soon to come Lincoln Square revitalization. The property's zoning permits a variety of uses, offering flexibility in realizing your vision with the potential for mixed-use, commercial, or residential endeavors.

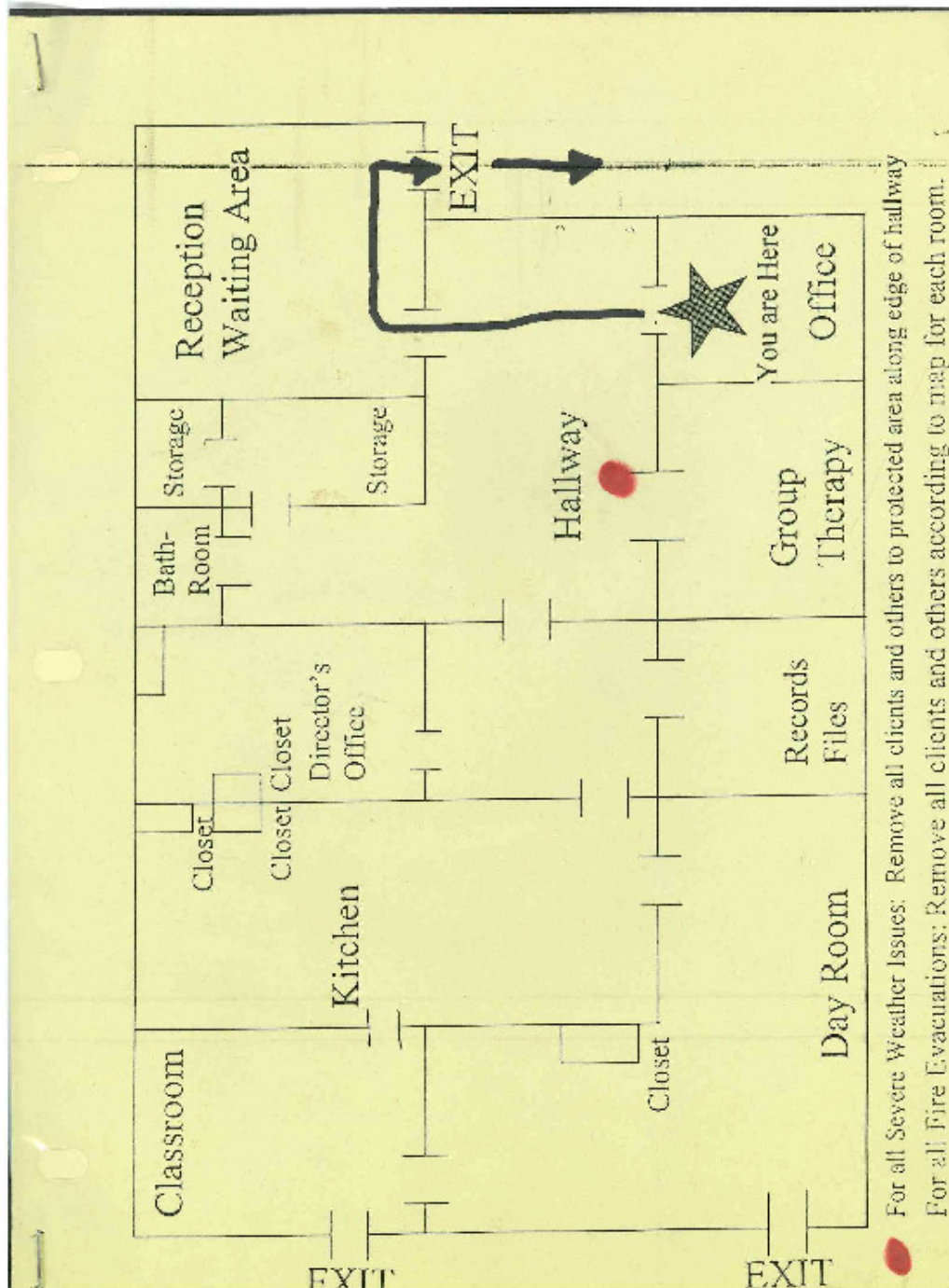
PROPERTY HIGHLIGHTS

- Area is in the process of revitalization
- Adjacent to the Foster Center Project
- Excellent location with a downtown feel
- Great highway accessibility

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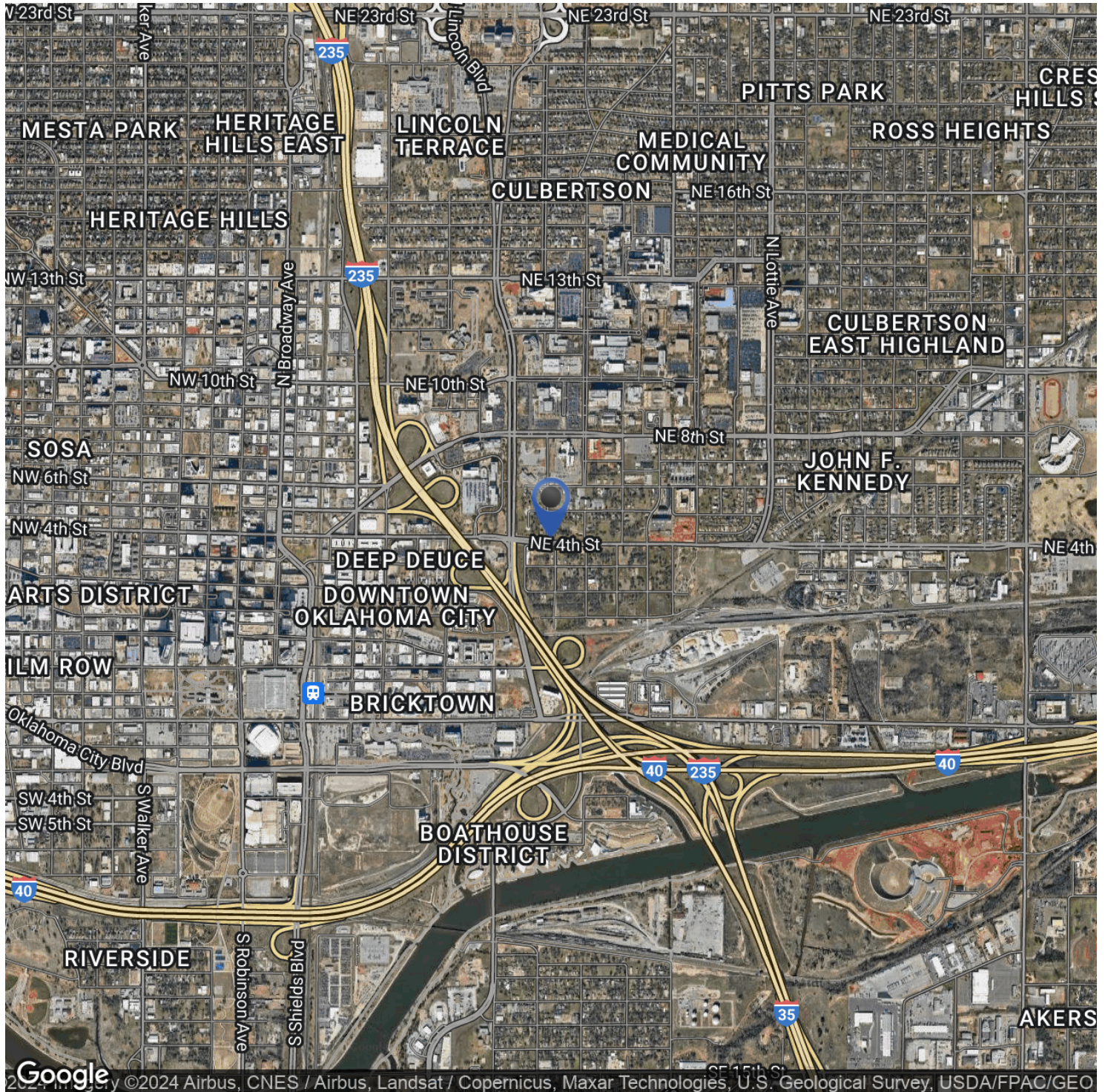
FLOOR PLAN



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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,216	65,360	195,988
Average Age	33.1	33.6	33.6
Average Age (Male)	32.6	33.7	32.9
Average Age (Female)	34.4	33.9	34.5

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,690	30,467	86,998
# of Persons per HH	1.6	2.1	2.3
Average HH Income	\$70,565	\$51,658	\$50,479
Average House Value	\$208,225	\$132,498	\$114,092

* Demographic data derived from 2020 ACS - US Census