

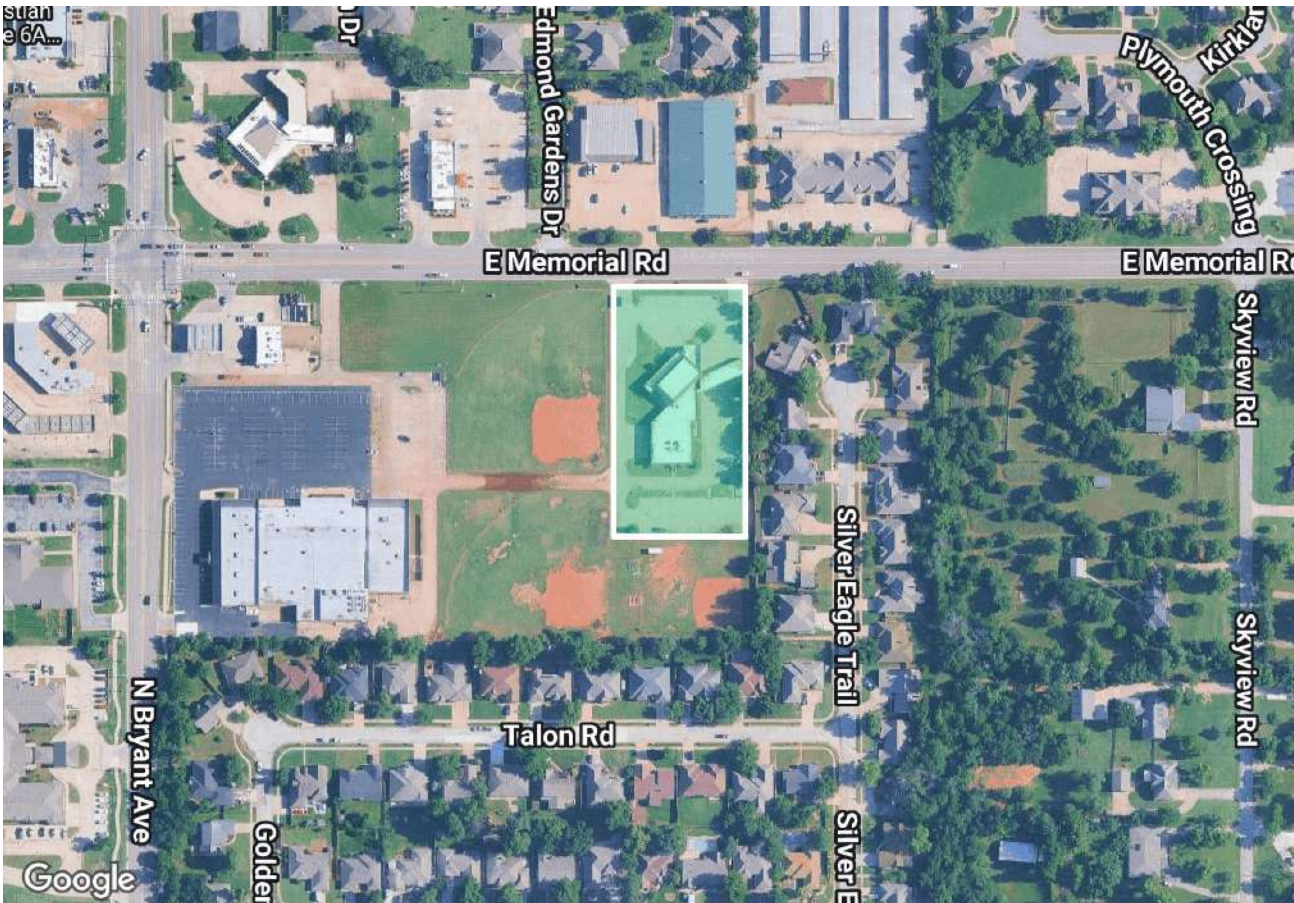
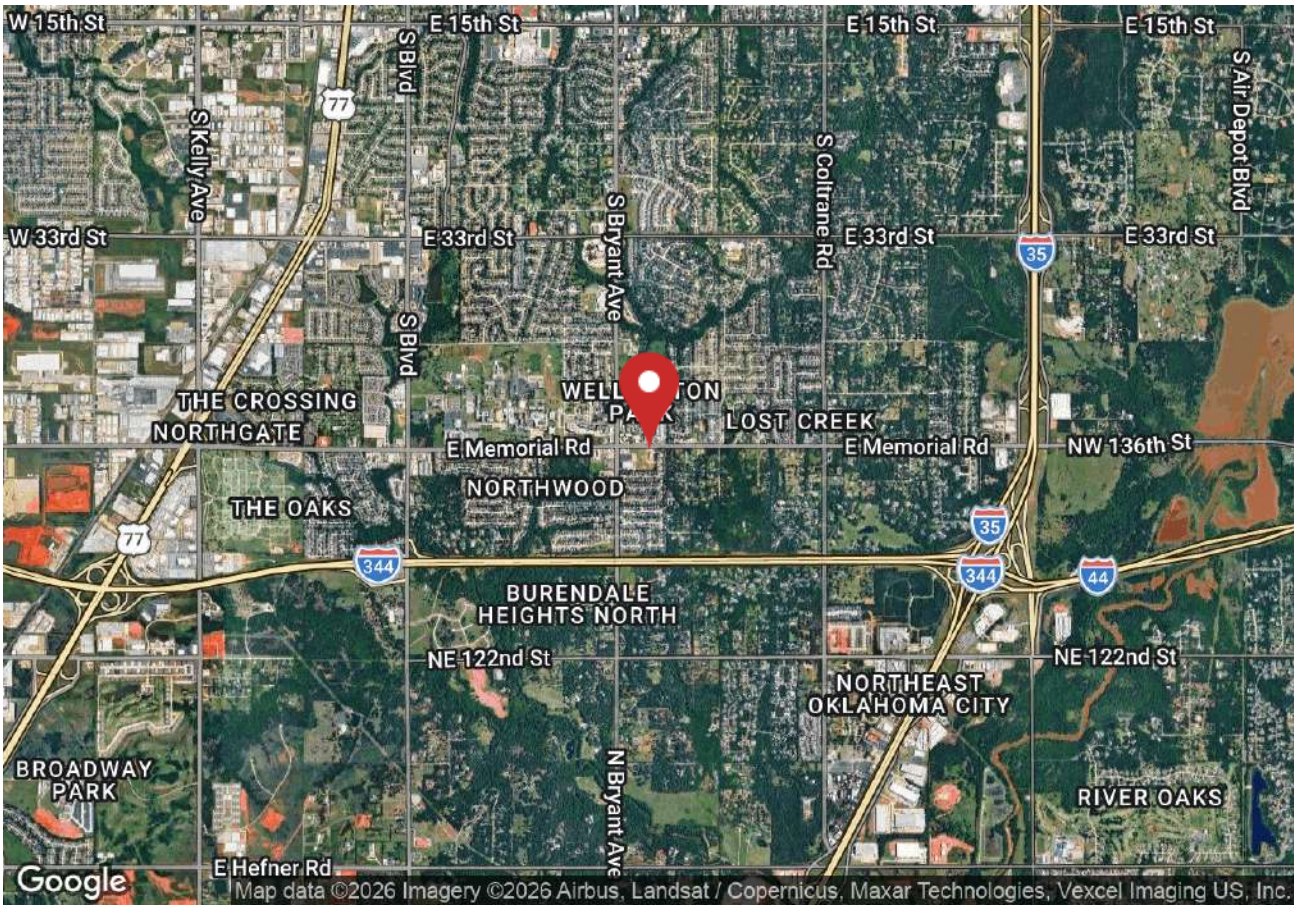


Redevelopment Opportunity – Former Bank

PROPERTY OVERVIEW	OFFERING SUMMARY								
• Prime redevelopment opportunity • Former bank in shell condition • Potential for office, medical, retail, or restaurant use • Multi-tenant conversion opportunity • High-visibility location • Pylon sign • Large lot	<table> <tr> <td>Sale Price:</td><td>\$1,300,000</td></tr> <tr> <td>Lot Size:</td><td>1.89 Acres</td></tr> <tr> <td>Building Size:</td><td>10,733 SF</td></tr> <tr> <td>Zoning:</td><td>O-2 & C-3</td></tr> </table>	Sale Price:	\$1,300,000	Lot Size:	1.89 Acres	Building Size:	10,733 SF	Zoning:	O-2 & C-3
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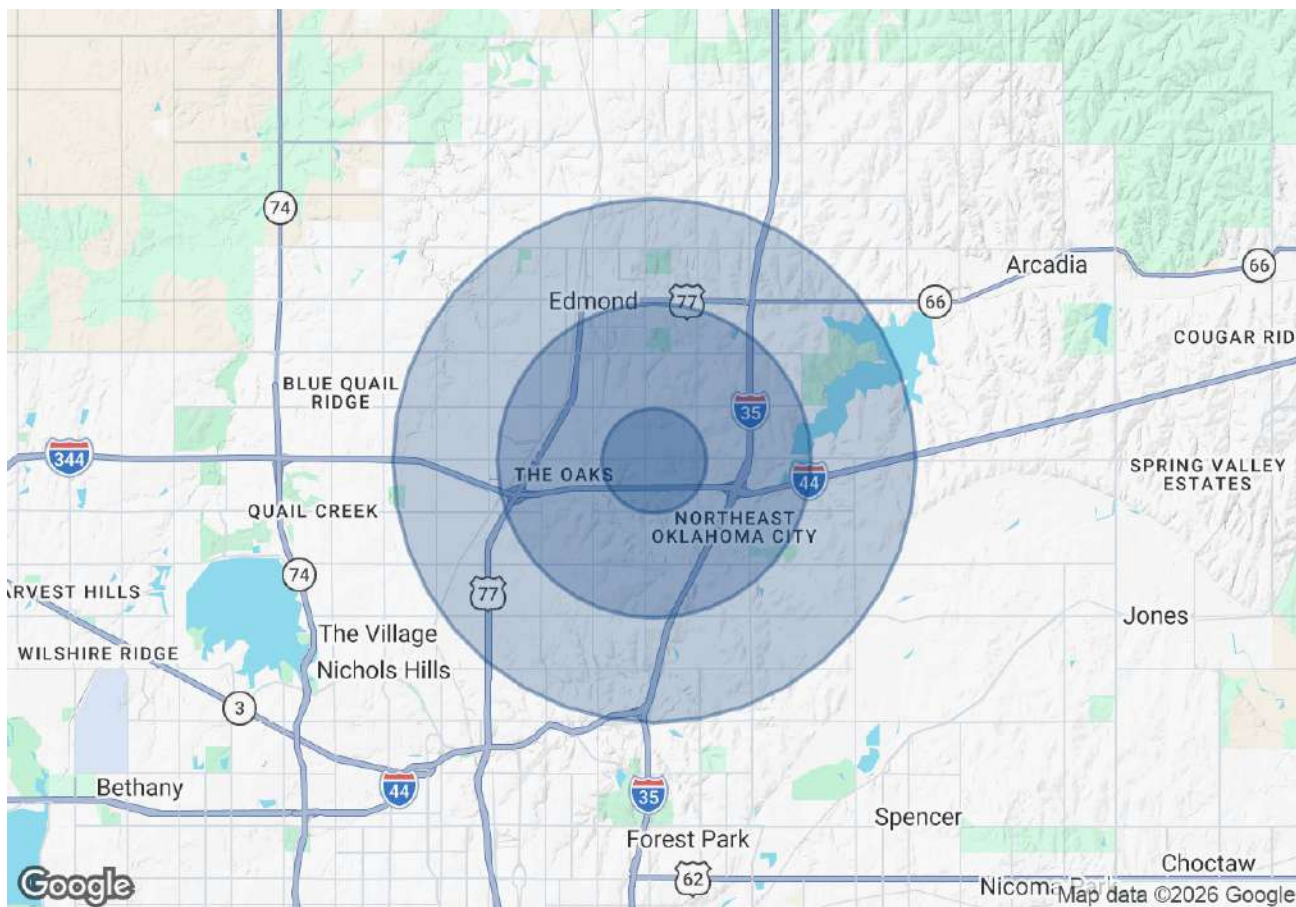
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	7,130	37,156	106,699
Average Age	36.7	37.0	37.4
Average Age (Male)	35.7	36.2	35.9
Average Age (Female)	38.3	38.5	39.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,360	14,382	43,175
# of Persons per HH	3.0	2.6	2.5
Average HH Income	\$142,364	\$128,316	\$116,887
Average House Value	\$339,309	\$358,576	\$323,976

2023 American Community Survey (ACS)