

## EXECUTIVE SUMMARY

### PROPERTY DETAILS

<b>LEASE PRICE:</b>	\$1100 per month
<b>SPACE SIZE:</b>	1457 SF
<b>LOCATION:</b>	N. Monroe w/Access to Tharpe
<b>LEASE TYPE:</b>	Modified Gross
<b>BUILDING SIZE:</b>	1,457 SF
<b>YEAR BUILT:</b>	1954
<b>PARKING RATIO (PER 1000 SF):</b>	4.0
<b>PARKING SPACES:</b>	6 spaces with additional parking in rear of building
<b>PARKING TYPE:</b>	Surface
<b>NO. UNIT:</b>	1
<b>ZONING:</b>	Activity Center
<b>APN #:</b>	2125200290000
<b>LOT SIZE:</b>	0.24 Acres
<b>TRAFFIC COUNT:</b>	35,500
<b>TRAFFIC COUNT STREET:</b>	US 27 (N. Monroe)
<b>TENANT EXPENSES:</b>	Utilities & Janitorial
<b>RESTROOMS:</b>	Two
<b>YEAR BUILT:</b>	1954
<b>RENOVATIONS:</b>	Recent Upgrades, new paint, carpet



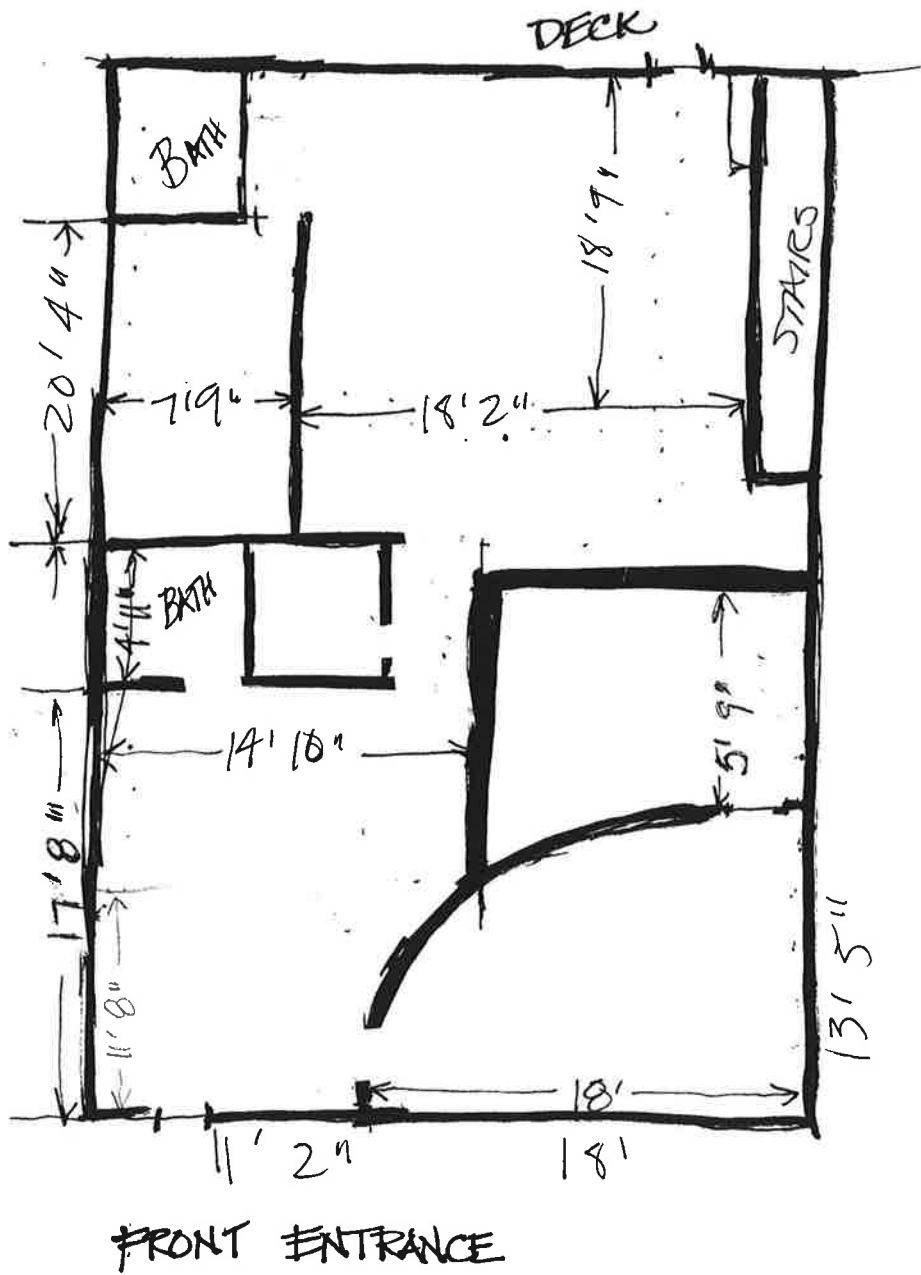
### BRENDA FRANCIS, CCIM

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### STRUCTURE Commercial Real Estate

The information contained herein is obtained from sources we deem reliable, however we do not guarantee its accuracy. All information should be independently verified prior to purchase or lease.

1733 N. MONROE



Measurements are not guaranteed.

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**ADDITIONAL PHOTOS**



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## LOCATION MAPS



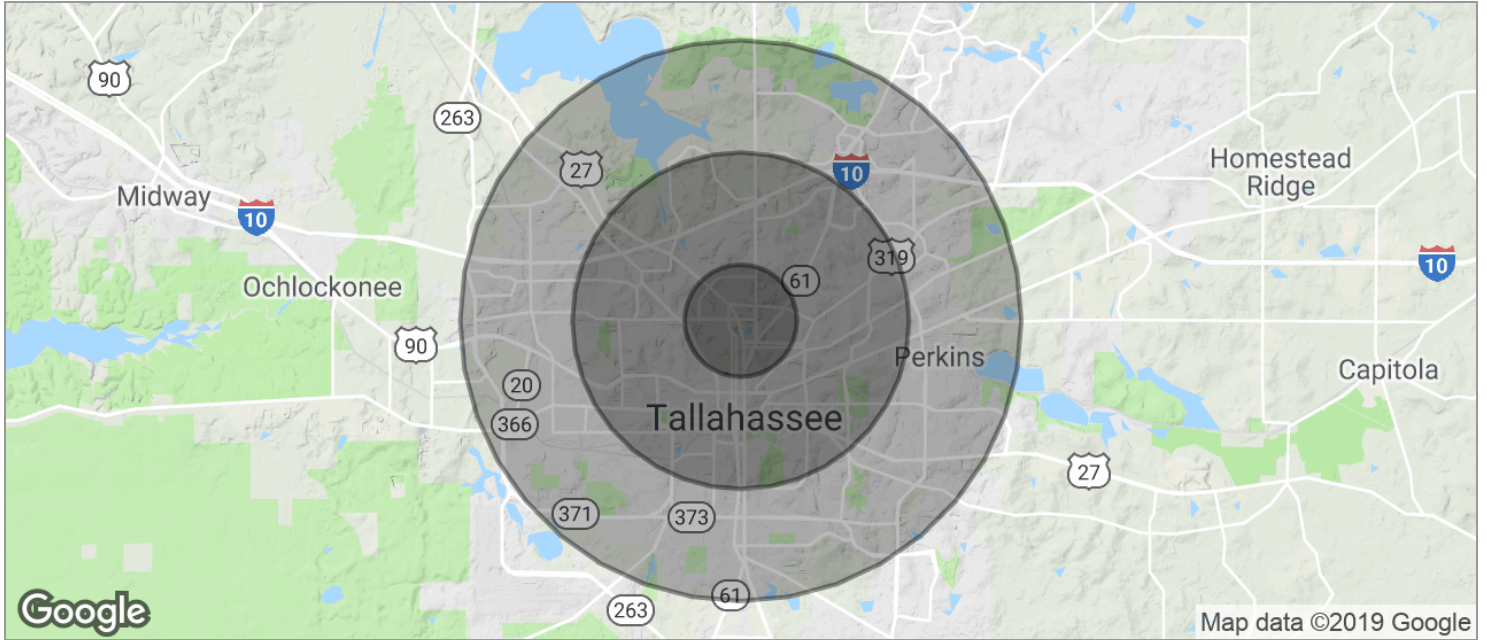
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**DEMOGRAPHICS MAP**



<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL POPULATION	9,666	86,714	174,202
MEDIAN AGE	31.0	28.9	29.5
MEDIAN AGE (MALE)	30.9	29.0	28.9
MEDIAN AGE (FEMALE)	31.5	28.6	30.0
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
TOTAL HOUSEHOLDS	4,582	34,906	72,806
# OF PERSONS PER HH	2.1	2.5	2.4
AVERAGE HH INCOME	\$52,048	\$48,989	\$49,133
AVERAGE HOUSE VALUE	\$258,092	\$253,946	\$221,639

\* Demographic data derived from 2010 US Census

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