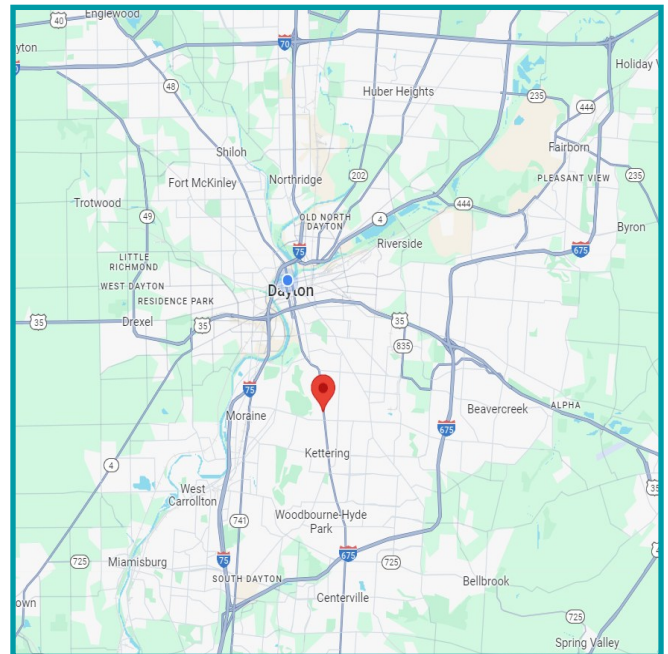




## PROPERTY HIGHLIGHTS

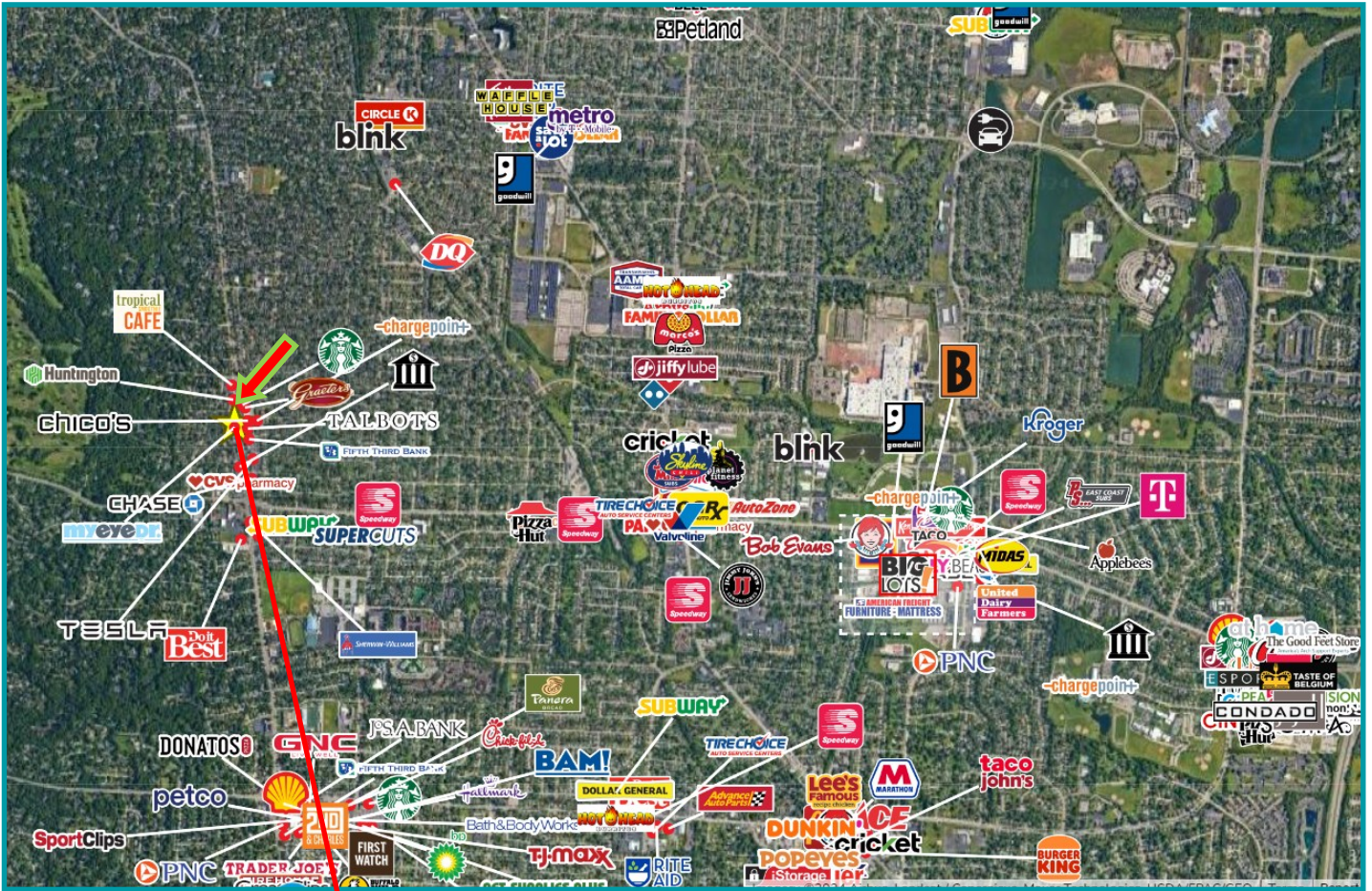
- Rare Restaurant Space located in “Downtown Oakwood”
- 4,203 SF Freestanding Building with roof top outdoor patio!
- Occupancy 115 plus 25 for outside patio
- New HVAC and Water Heater within the last three years
- FF&E available– exhaust hood, sinks, cooler, furniture
- Located across from Starbucks, Chico’s, Talbots, Edward Jones, Graeter’s Ice Cream plus other local boutiques and restaurants
- 60,126 Daytime Employees within a 3 mile radius and 220,043 evening population within a 5 mile radius!
- For Lease: \$17.46 PSF + \$3.95 NN = **\$7,500.00 p/m including NN**
- \$25,000 Tenant Improvement Allowance provided upon financial approval & Free Rent! call for details...
- For Sale: **\$945,000**

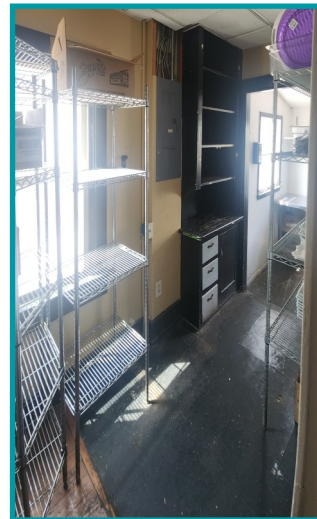


### For More Information, Please Contact:

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DEMOGRAPHICS	1 Mile	3 Miles	5 Miles
Population	12,553	93,188	220,043
Average HH Income	\$152,841	\$107,969	\$100,932
Daytime Population	3,212	60,126	157,530