

4,090 SF RETAIL BUILDING



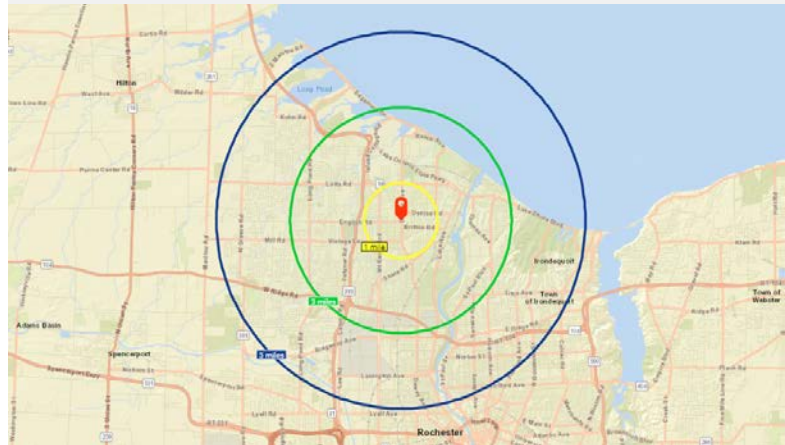
Property Highlights

- Multi tenanted 3 units with income
 - 1 – Metro T-Mobile, 1,645± SF
 - 2 – Ciaccia Deli, 1,645± SF
 - 3 – Tailor, 800± SF
- Recent renovations
- Large Basement, 3,290± SF
- Ideal Owner-Occupied Opportunity

Demographic	1 Mile	3 Miles	5 Miles
Population	14,900	84,258	194,754
Households	6,344	37,524	81,478
Average Income	\$88,831	\$99,901	\$94,100
Source	ESRI 2022		

Deli Equipment Included:

- | | |
|-----------------------------|-----------------------------------|
| 1 - Sub-Unit Cooler | 1 - Two door Refrigerator/freezer |
| 1 - Three Door cooler | 1 - Flat Top Grill |
| 2 - Fryers | 1 - Six Burner Stove |
| 2 – Deli Cases Refrigerated | 1 – Stainless Steel Hood |



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