

## FOR SALE

### PROPERTY SUMMARY

Free-standing single user building located in the heart of Mid City. Located just off the corner of South Foster Drive and Government Street, the building is currently occupied by hair salon but is well positioned for office or other service users.

Excellent visibility and exposure. Great opportunity to acquire a classic Mid City building for an owner/occupant or investor.

Do not disturb occupant. Contact agent for more information or to arrange a showing.

### PROPERTY HIGHLIGHTS

- Free-standing building with dedicated parking
- South Foster frontage located just off of Government Street
- Convenient location in the heart of Mid City

### AVAILABLE

- 950 SF

### ZONING

- C-1

### SALE PRICE

- \$225,000

### TRAFFIC COUNT (ADT 2017)

- On South Foster Drive: 8,814
- On Government Street: 19,656

### 2020 DEMOGRAPHICS

	1 MI	3 MI	5 MI
Population	9,742	81,330	185,015
Avg. HH Income	\$98,877	\$82,101	\$74,039



