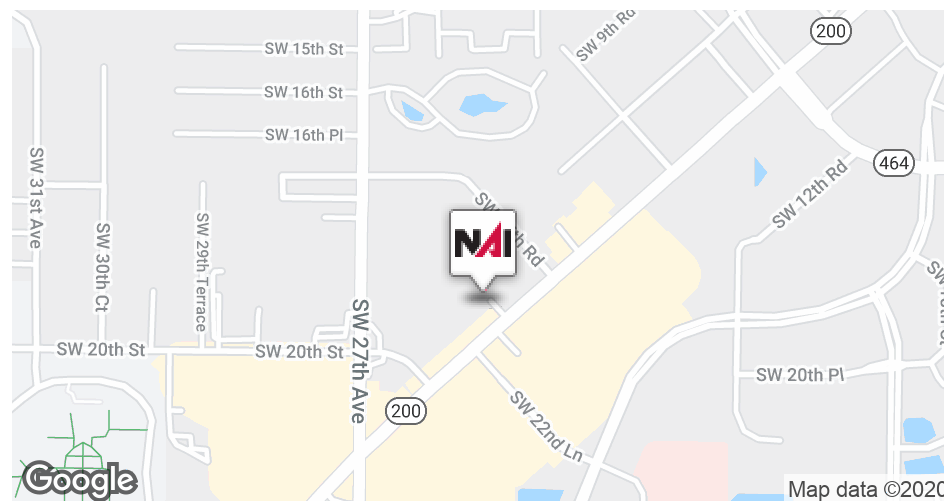


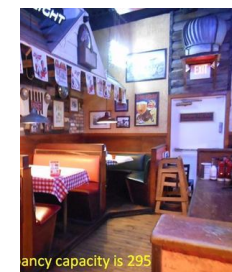
FOR SALE
\$1,750,000



Property Highlights

- Property is under contract scheduled to close 06/2021. Seller would consider backup offers.
- 6,454sf former operating restaurant. Closed in March due to Pandemic impacts.
- Occupancy capacity is 295. Seating capacity includes 190 indoor plus 34 outdoor for total seating of 224, 1.65 acres, zoned B4, 108 parking spaces, four 1,000 gallon grease interceptors
- Marion County Parcel ID 23557-000-00, AADT 34,500 cars per day
- Purchase includes FF&E except Cody's specialty artifacts, call Randy Buss for additional details and Offering Memorandum (OM), floor & site diagrams available upon request
- Floor diagram available upon request

Demographics	3 Miles	5 Miles	10 Miles
Total Households	10,178	26,198	75,671
Total Population	27,575	67,636	186,326
Average HH Income	\$52,521	\$56,352	\$54,856



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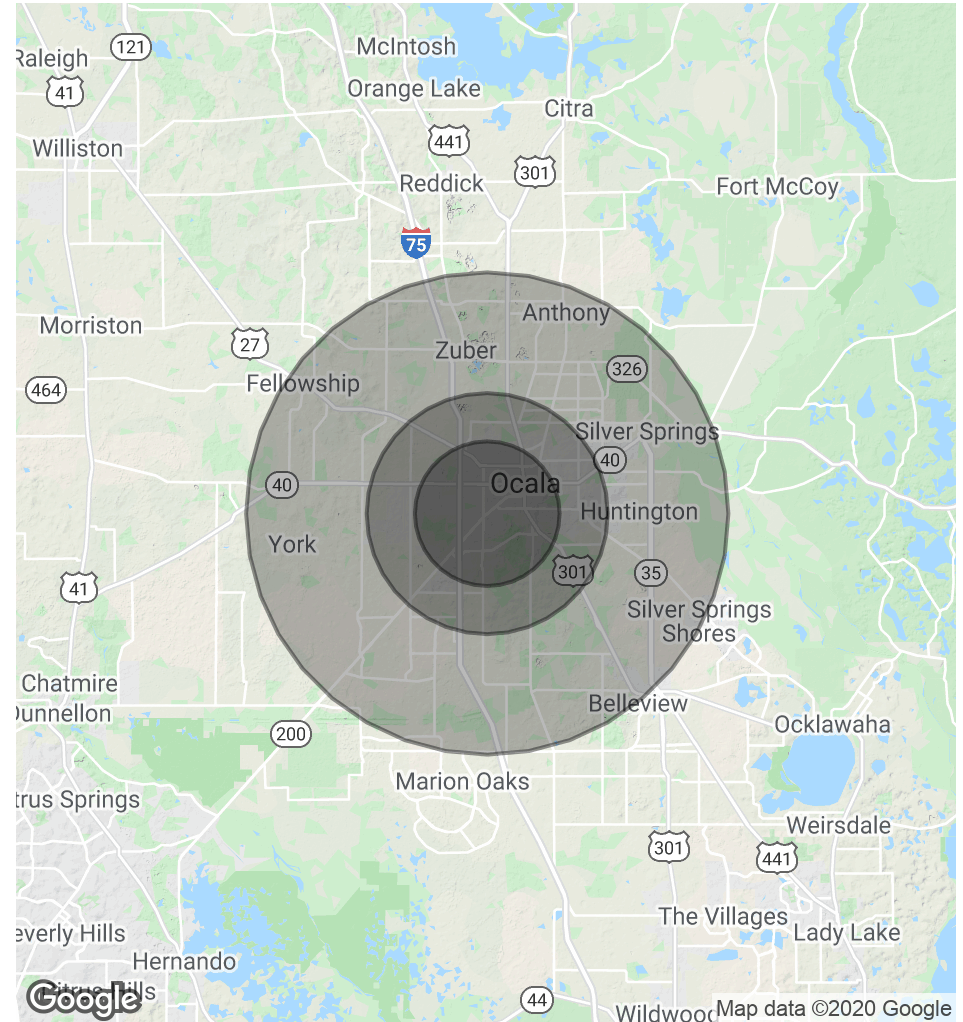
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Population	3 Miles	5 Miles	10 Miles
Total Population	27,575	67,636	186,326
Average age	37.5	38.9	43.7
Average age (Male)	37.4	37.3	42.3
Average age (Female)	38.4	40.8	45.0

Households & Income	3 Miles	5 Miles	10 Miles
Total households	10,178	26,198	75,671
# of persons per HH	2.7	2.6	2.5
Average HH income	\$52,521	\$56,352	\$54,856
Average house value	\$275,720	\$241,957	\$205,119

* Demographic data derived from 2010 US Census



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