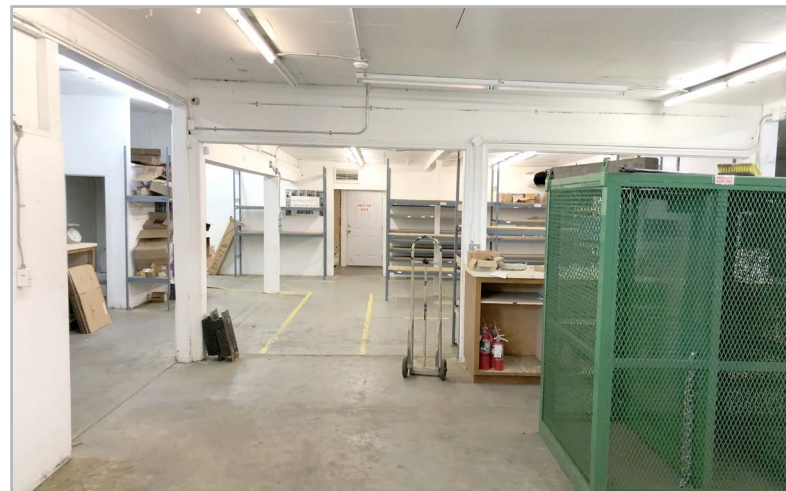


PROPERTY OVERVIEW

- » **Asking Price:** \$1,366,660 (\$230/SF)
- » **Building Size:** ± 5,942 SF with ± 2,450 SF of office
- » **Land Size:** ± 11,604 SF / ± 0.27 AC
- » **Type:** Freestanding Retail/Office
- » **Loading:** External dock loading platform for two trucks
- » **Parking:** 8+ parking stalls depending on configuration
- » **Visibility:** Great signage opportunity
- » **Traffic Count:** Almost 13,000 vehicles passing by per day



GREAT MCMINNVILLE LOCATION



3 MILE RADIUS DEMOGRAPHICS

POPULATION

2020 Total Population	± 36,557
2025 Projected Population	± 39,264
2020 Median Age	36.8

HOUSEHOLDS

2020 Total Households	± 13,330
Annual Growth	1.6%
Owner Occupied	± 7,918

ECONOMICS

Average Household Income	\$74,770
2020 Total Employees	± 1,538
Annual Consumer Spending	\$338.4M

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