



OFFERING SUMMARY

Available SF:	2,453 SF
Lease Rate (Monthly):	\$3,000 (NNN)
Lot Size:	0.46 Acres
Year Built:	1998
Renovated:	2005
Zoning:	I-2 (Moderate Industrial)
Taxes (2020):	\$2,731.63
Insurance (2020):	\$8,921.00

PROPERTY HIGHLIGHTS

- Freestanding Retail/Restaurant Opportunity For Lease | Drive-Thru
- Excellent I-235 Visibility & Easy Highway Access from Property | Minutes away from the State Capitol
- Renovated in 2005 | Ceiling Height: 14 ft | On-Site Parking
- Traffic Count (vehicles per day): NE 23rd St - 24,533

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	4,885	27,820	39,970
Total Population	9,833	66,771	103,796
Average HH Income	\$76,983	\$61,694	\$65,582

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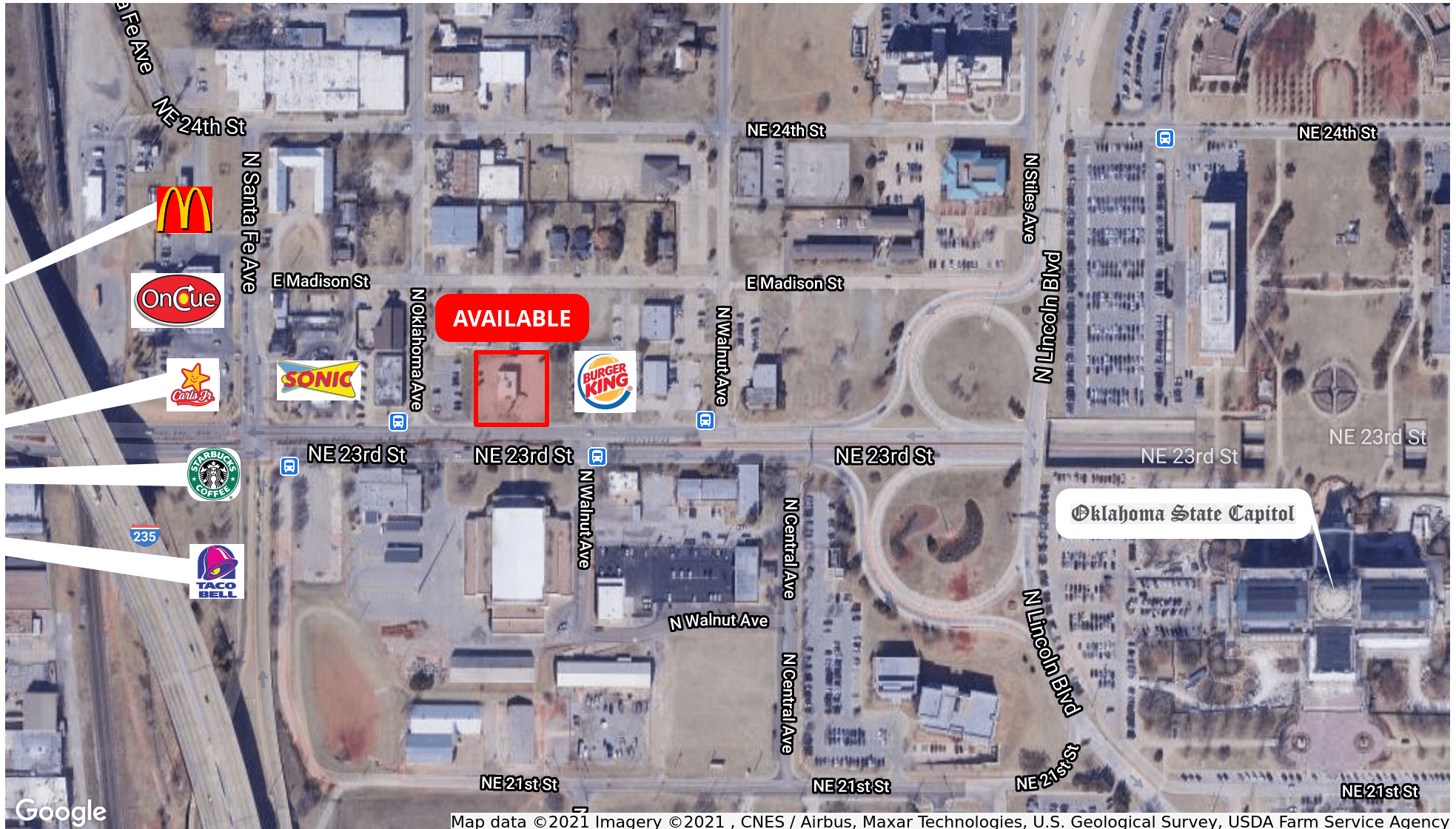
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