


FOR SALE

HARD CORNER FORMER BANK FOR SALE

Property Highlights

- Two (2) one story brick and frame buildings:
 - 1,670 \pm SF + basement former bank
 - 769 \pm SF teller building with three (3) drive-thru lanes
- Buildings and grounds professionally maintained in excellent condition
- 23 \pm parking spaces on-site
- Freestanding garage/storage building (840 \pm SF)
- Signalized hard corner at Walden and Central Avenue
- Key intersection location
- High visibility with high traffic counts on both streets

Traffic Counts

Walden Avenue	20,448 AADT
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Central Avenue	17,275 AADT
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Source: GBNRTC

Building Features

Building Size	1,670 \pm Sq. Ft.
(Two Buildings + Garage)	769 \pm Sq. Ft.

Lot Size	.77 \pm Acres
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Year Built	2007 and 2010
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Parking	23 \pm spaces
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Zoning	MU-I
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Demographic	1 Mile	3 Miles	5 Miles
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Population	9,798	50,867	119,849
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Average H.H. Income	\$97,114	\$106,112	\$106,719
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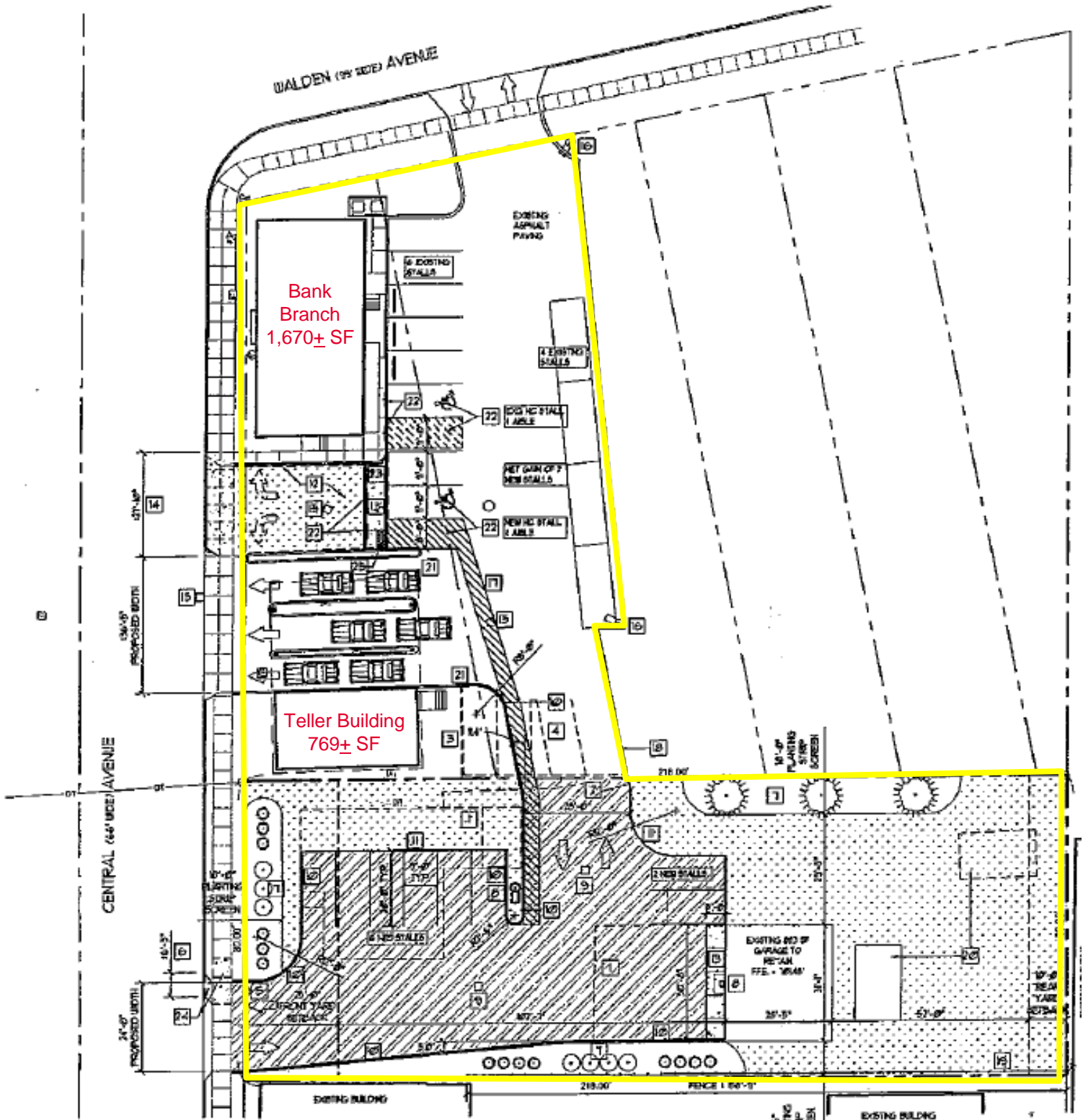
Source: ESRI Business Analyst 2025

EXCLUSIVE CONTACT

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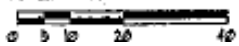
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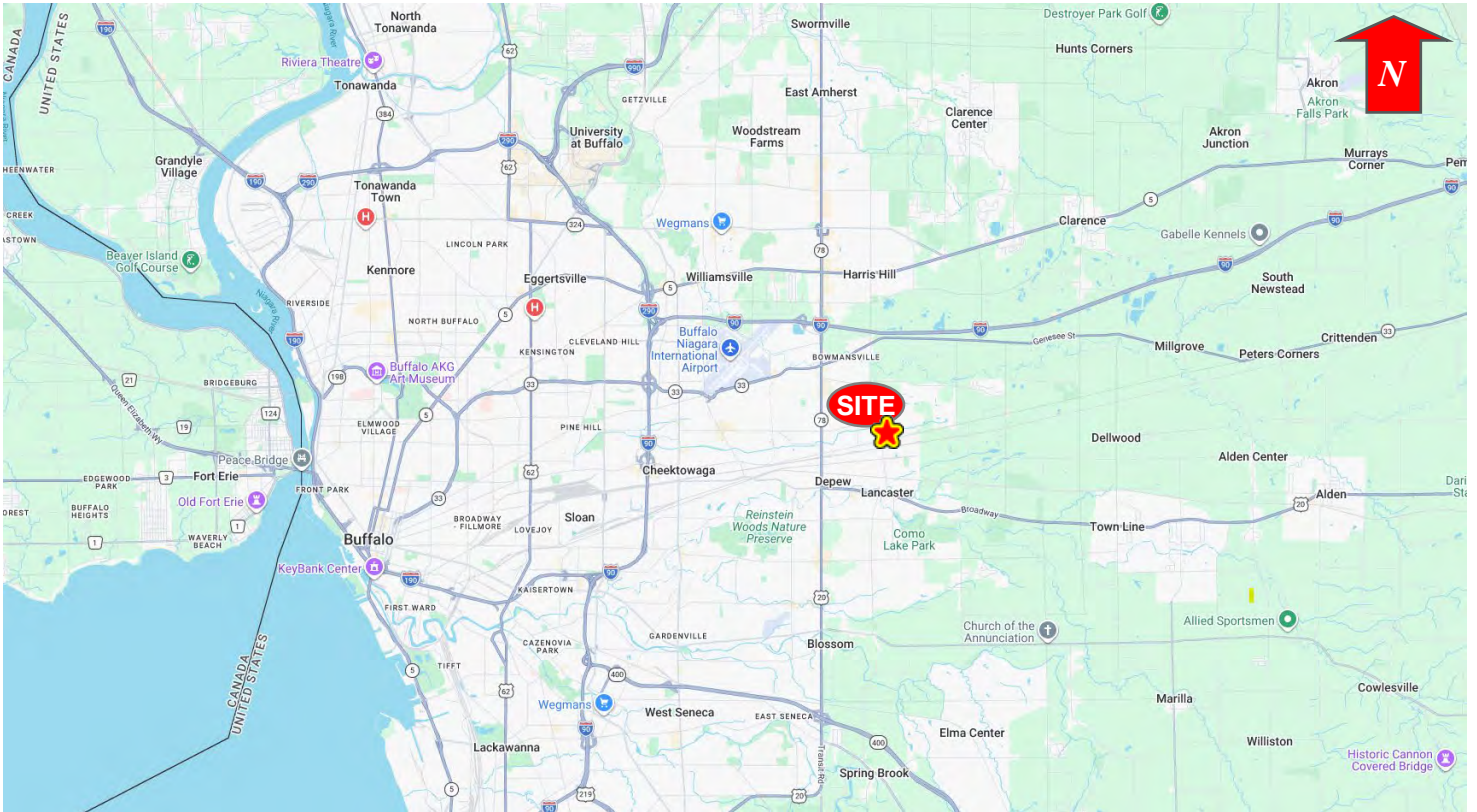


PROPOSED SITE PLAN

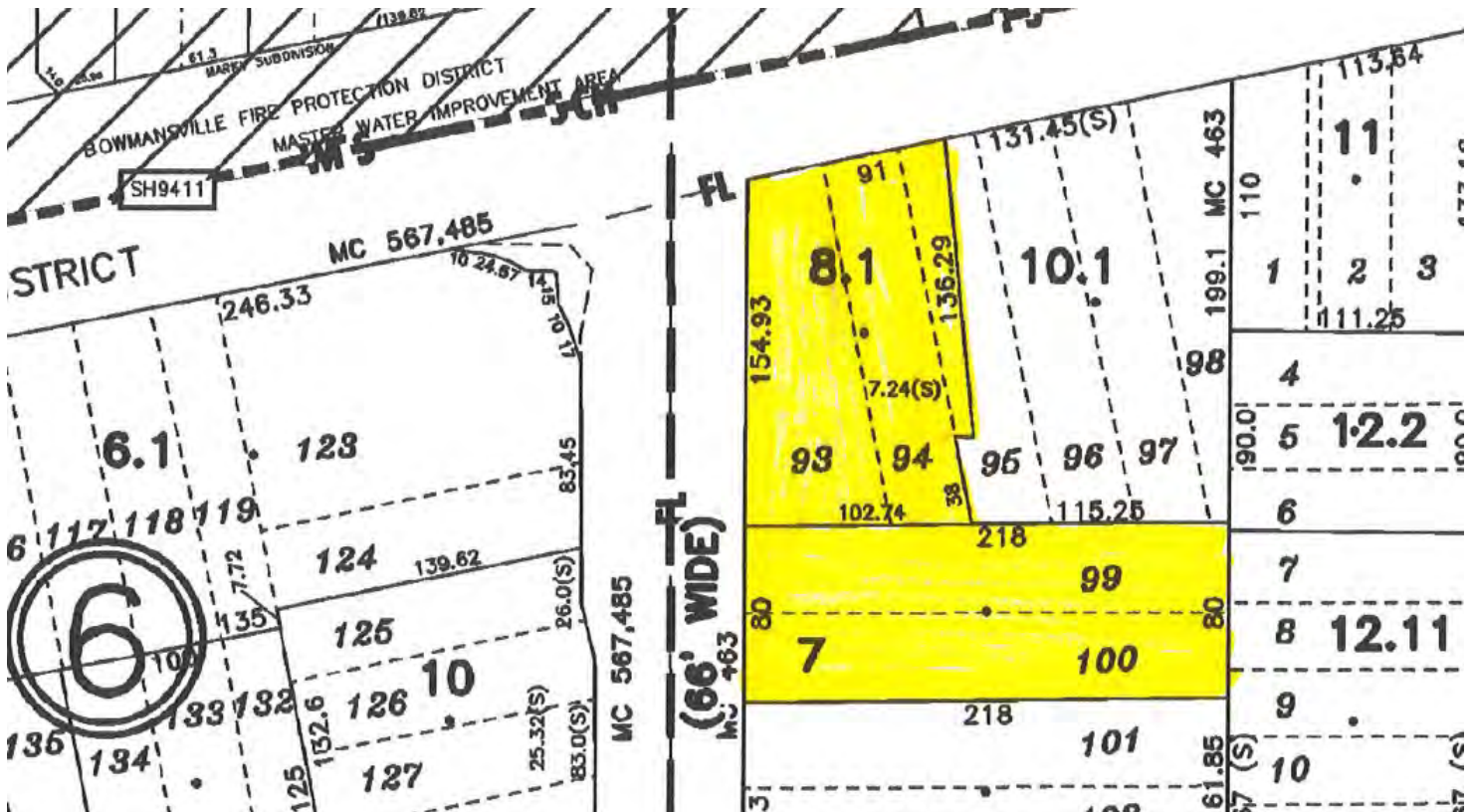
SCALE: 1" = 20'-0"



Site Plan (approximate)



Location Map



Tax Map

