

**FOR SALE OR LEASE**

MIXED-USE INVESTMENT OPPORTUNITY

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MIXED-USE OPPORTUNITY

Property Highlights

- 2-unit apartment on top floor
- Lower level 1,400± SF commercial space available
- Attached garage + carport
- Excellent Main St. frontage with strong visibility
- .71 acre lot
- Ample off-street parking with lot extending to back of property
- High daily traffic exposure
- Densely surrounded by residential neighborhoods
- Easy access to Transit Rd/ Sheridan Dr
- Positioned in corridor supporting variety of professional, retail, and service-related business
- Ideal for owner-user/owner-occupants, investors seeking mixed use rental income, professional offices, boutiques, medical users, retail or service users



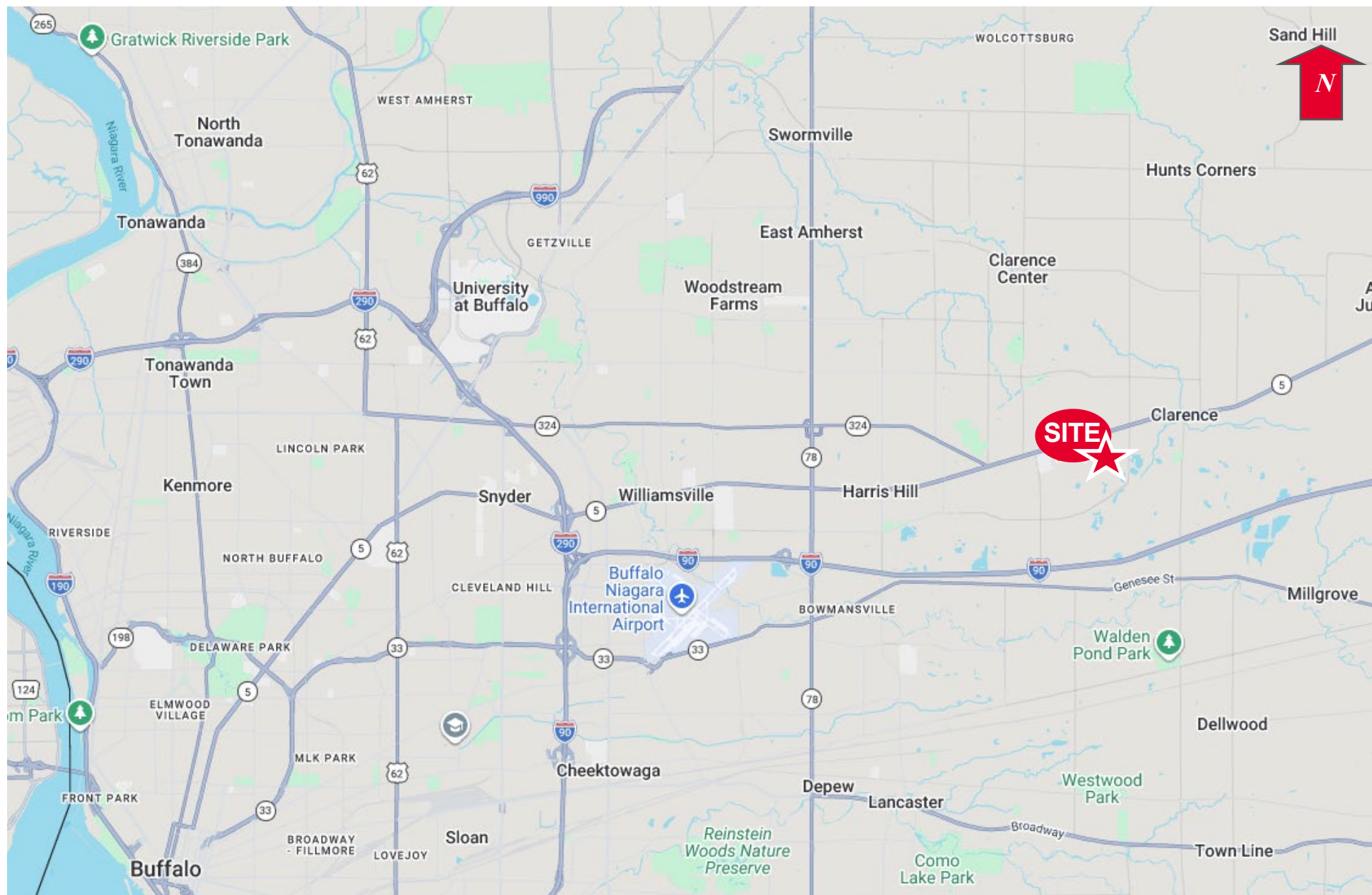
Trade Area Demographics	1 Miles	3 Miles	5 Miles
Population	2,848	17,174	60,728
Households	1,249	6,784	24,412
Average H.H. Income	\$188,800	\$167,345	\$154,257
Source:	ESRI		

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