

**OFFICE/RETAIL AVAILABLE FOR SALE**



**Property Information**

- 1,700 SF Duplex Building
- Great for Office/Retail/Storage
- Site Size : 0.24 Acres
- Zoning : C-3
- Built in 1979
- RDA and Opportunity Zone
- (14-30-229-004-0000) - 0.12 Acre
- (14-31-229-004-0000) - 0.12 Acre

**Demographics**

	1 Mile	3 Mile	5 Mile
Population	10,970	38,078	67,670
Households	3,629	11,058	18,799
Avg. Household Income	\$52,199	\$62,967	\$67,962

**Traffic Counts**

8950 West: 22,138 Annual Average Daily Traffic  
 2700 South: 3,828 Annual Average Daily Traffic

**PLEASE CONTACT AGENTS FOR PRICING DETAILS**  
**Includes (2) Parcels, Building, Equipment & Vehicles on the Properties**  
**SELLER FINANCING AVAILABLE**

Terms: 25% Down Payment, 5%-10% Interest, 5 Year Balloon (Negotiable) and 25 Year Amortization

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# COMMERCIAL REAL ESTATE CONSULTANTS

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This information is given with the understanding that all negotiations and/or real estate activity related to the property described above shall be conducted through this cRc Nationwide office. The above information while not guaranteed, was obtained from sources we believe to be reliable.

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