



FOR SALE

HIGHLIGHTS:

- Bar/Restaurant: ±2,283 SF, built in 1959
- 20 Room Motel: ±5,788 SF, built in 1962
- 1.96 AC total
- Zoned: Commercial (B2)
- Parcel number: 10002019 and 4317851
- Heavily traveled retail corridor with 19,847 VPD
- Billboard on site is leased to Lamar Advertising and generates \$3,000/year
- Bar/Restaurant is leased to Paul's Gamerzone on a month-to-month basis at \$1,100/month

SALES PRICE: \$270,000



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION:	5,591	56,712	143,403
TOTAL HOUSEHOLDS:	2,367	23,909	60,196
MEDIAN HH INCOME:	\$51,993	\$49,280	\$45,610