



**Property Highlights**

- ◆ *Small B-2 zoned parcel, adjacent to Mayflower Seafood on a commercial thoroughfare*
- ◆ *Good linkage with other retail & close to downtown business district*
- ◆ *Perfect location for a single user with a small footprint*
- ◆ *Traffic counts: 37,000VPD*
- ◆ *Sale: \$300,000; Lease: \$30,000/yr*
- ◆ ***SELLER FINANCING POSSIBLE***

**Demographic Snapshot**

	<u>1 Mile</u>	<u>2 Miles</u>	<u>3 Miles</u>
Population:	3,554	11,907	17,607
Households:	1,537	4,906	7,337
HH Income:	\$52,093	\$53,354	\$50,348

