



**PROPERTY DETAILS**

LOT SIZE	3.37 ACRES
ZONING	C-2
REAL ESTATE TAXES (2017)	\$6,583.42
SALE PRICE	\$399,000

- 3.37 acres for sale on War Memorial Dr and Sheridan Rd
- Property is zoned C-2 and was the former site of a church
- Huge asphalt parking lot
- Flat parcel with all utilities to the site
- Excellent visibility from War Memorial with 25,000 CPD
- Redevelopment opportunity

**DEMOGRAPHICS (2018 EST.)**

	1 MILE RADIUS	3 MILE RADIUS	5 MILE RADIUS
POPULATION	12,452	93,546	157,321
HOUSEHOLDS	5,748	39,059	65,479
INCOME	\$63,139	\$59,821	\$62,997



**WILL HAYES**

E-MAIL: willhayes@josephcamper.com | CELL: 309-643-0717