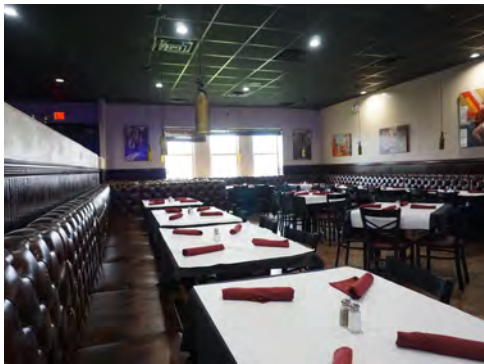
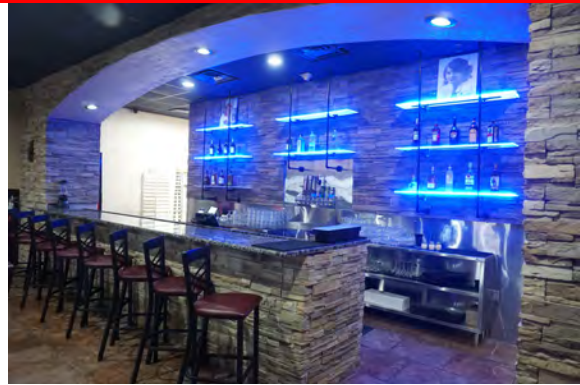


FOR SALE or LEASE



Asking Price

- \$600,000 For Sale
- \$6,500/mth NNN Lease

Zoning

- Commercial

Square Feet

- 4,164

Acreage

- 3.12

Property Description

- Former Nonie I's restaurant & pizzeria space for sale or lease.
- Restaurant has undergone a complete renovation, including all new HVAC units and new equipment.
- This is a turn-key sale, it includes all FF&E.
- 21,500 daily traffic count.



For more information:
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FOR SALE OR LEASE

	1 mile	3 miles	5 miles
Mortgage Income			
2019 Percent of Income for Mortgage	13.0%	13.8%	15.2%
Median Household Income			
2019 Median Household Income	\$32,058	\$34,926	\$39,318
2024 Median Household Income	\$35,691	\$38,848	\$44,302
2019-2024 Annual Rate	2.17%	2.15%	2.42%
Average Household Income			
2019 Average Household Income	\$41,327	\$48,437	\$54,866
2024 Average Household Income	\$48,841	\$56,022	\$63,326
2019-2024 Annual Rate	3.40%	2.95%	2.91%
Per Capita Income			
2019 Per Capita Income	\$16,861	\$19,716	\$21,715
2024 Per Capita Income	\$19,796	\$22,704	\$24,806
2019-2024 Annual Rate	3.26%	2.86%	2.70%

Households by Income

Current median household income is \$39,318 in the area, compared to \$60,548 for all U.S. households. Median household income is projected to be \$44,302 in five years, compared to \$69,180 for all U.S. households

Current average household income is \$54,866 in this area, compared to \$87,398 for all U.S. households. Average household income is projected to be \$63,326 in five years, compared to \$99,638 for all U.S. households

Current per capita income is \$21,715 in the area, compared to the U.S. per capita income of \$33,028. The per capita income is projected to be \$24,806 in five years, compared to \$36,530 for all U.S. households

Housing

2019 Housing Affordability Index	184	176	160
2000 Total Housing Units	4,086	28,243	51,172
2000 Owner Occupied Housing Units	1,802	14,144	28,233
2000 Renter Occupied Housing Units	1,755	10,759	17,493
2000 Vacant Housing Units	529	3,340	5,446
2010 Total Housing Units	4,001	28,487	52,233
2010 Owner Occupied Housing Units	1,506	12,677	26,161
2010 Renter Occupied Housing Units	1,874	11,185	18,671
2010 Vacant Housing Units	621	4,625	7,401
2019 Total Housing Units	4,135	29,937	54,975
2019 Owner Occupied Housing Units	1,262	11,408	24,297
2019 Renter Occupied Housing Units	2,207	13,927	23,390
2019 Vacant Housing Units	666	4,602	7,287
2024 Total Housing Units	4,237	30,951	56,777
2024 Owner Occupied Housing Units	1,364	12,158	25,752
2024 Renter Occupied Housing Units	2,194	14,155	23,733
2024 Vacant Housing Units	679	4,638	7,292

Currently, 44.2% of the 54,975 housing units in the area are owner occupied; 42.5%, renter occupied; and 13.3% are vacant. Currently, in the U.S., 56.4% of the housing units in the area are owner occupied; 32.4% are renter occupied; and 11.2% are vacant. In 2010, there were 52,233 housing units in the area - 50.1% owner occupied, 35.7% renter occupied, and 14.2% vacant. The annual rate of change in housing units since 2010 is 2.30%. Median home value in the area is \$121,802, compared to a median home value of \$234,154 for the U.S. In five years, median value is projected to change by 4.98% annually to \$155,295.

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FOR SALE OR LEASE

	1 mile	3 miles	5 miles
Population			
2000 Population	8,493	62,701	129,929
2010 Population	8,235	58,911	120,701
2019 Population	8,571	63,093	128,874
2024 Population	8,834	65,648	133,664
2000-2010 Annual Rate	-0.31%	-0.62%	-0.73%
2010-2019 Annual Rate	0.43%	0.74%	0.71%
2019-2024 Annual Rate	0.61%	0.80%	0.73%
2019 Male Population	48.5%	48.7%	50.1%
2019 Female Population	51.5%	51.3%	49.9%
2019 Median Age	33.6	36.5	35.3

In the identified area, the current year population is 128,874. In 2010, the Census count in the area was 120,701. The rate of change since 2010 was 0.71% annually. The five-year projection for the population in the area is 133,664 representing a change of 0.73% annually from 2019 to 2024. Currently, the population is 50.1% male and 49.9% female.

Median Age

The median age in this area is 33.6, compared to U.S. median age of 38.5.

Race and Ethnicity

2019 White Alone	52.2%	51.0%	55.0%
2019 Black Alone	35.4%	37.5%	33.9%
2019 American Indian/Alaska Native Alone	1.0%	0.8%	0.8%
2019 Asian Alone	4.1%	4.0%	4.1%
2019 Pacific Islander Alone	0.2%	0.2%	0.3%
2019 Other Race	2.7%	2.1%	1.8%
2019 Two or More Races	4.4%	4.3%	4.2%
2019 Hispanic Origin (Any Race)	7.0%	6.4%	6.6%

Persons of Hispanic origin represent 6.6% of the population in the identified area compared to 18.6% of the U.S. population. Persons of Hispanic Origin may be of any race. The Diversity Index, which measures the probability that two people from the same area will be from different race/ethnic groups, is 63.3 in the identified area, compared to 64.8 for the U.S. as a whole.

Households

2019 Wealth Index	31	42	51
2000 Households	3,558	24,903	45,726
2010 Households	3,380	23,862	44,832
2019 Total Households	3,469	25,335	47,688
2024 Total Households	3,558	26,313	49,485
2000-2010 Annual Rate	-0.51%	-0.43%	-0.20%
2010-2019 Annual Rate	0.28%	0.65%	0.67%
2019-2024 Annual Rate	0.51%	0.76%	0.74%
2019 Average Household Size	2.42	2.39	2.44

The household count in this area has changed from 44,832 in 2010 to 47,688 in the current year, a change of 0.67% annually. The five-year projection of households is 49,485, a change of 0.74% annually from the current year total. Average household size is currently 2.44, compared to 2.42 in the year 2010. The number of families in the current year is 28,756 in the specified area.

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