

SALE OR LEASE FREESTANDING BUILDING

SALE PRICE: \$998,000

LEASE RATE: Call For Pricing

- 6,114 SF Freestanding Building Available
- Former Verizon Wireless with 100+ parking spaces
- Building can be subdivided
- Excellent visibility with ample well lit, drive-up parking
- Drive-thru available
- Large pylon signage available on Lakeshore Parkway
- Situated on 1.49 AC of land
- Built in 1996
- Located in heavily traveled retail corridor near to Walmart, Lowes, Hobby Lobby, and Planet Fitness



DEMOGRAPHICS:

POPULATION

1 mile **5,964**
3 miles **66,668**
5 miles **176,271**

TRAFFIC COUNTS

+/-119,000 vehicles/day
on I-65
+/-30,000 vehicles/day
on Lakeshore Pkwy

DAYTIME BUSINESS POPULATION

1 mile **6,265**
3 miles **59,187**
5 miles **219,871**



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