



RETAIL OUTPARCEL SALE/GROUND LEASE

ALL UTILITIES AVAILABLE

0.864 ACRE LOCATED AT THE CORNER OF
BELL CREEK & COLD HARBOR ROADS

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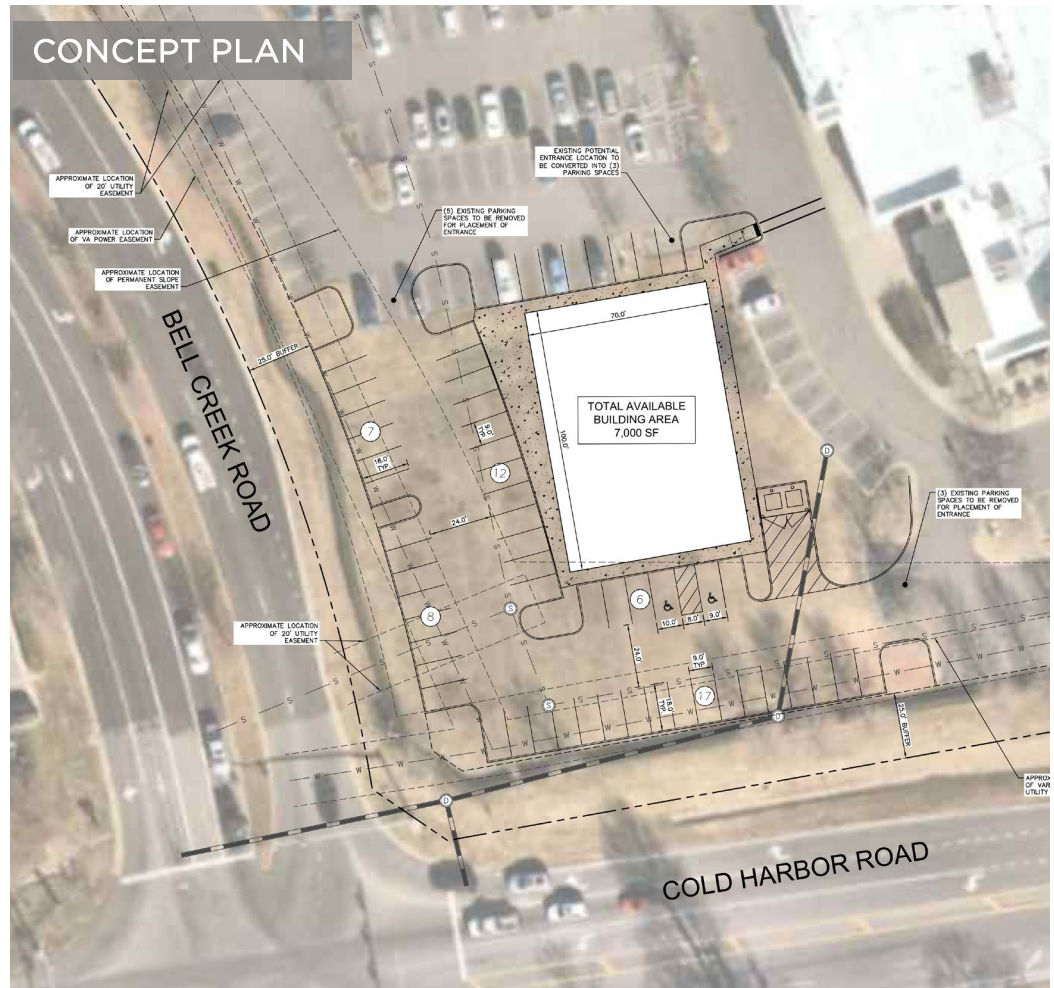
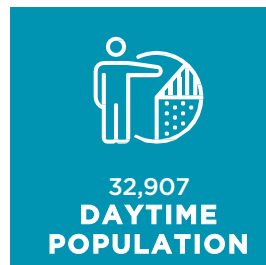
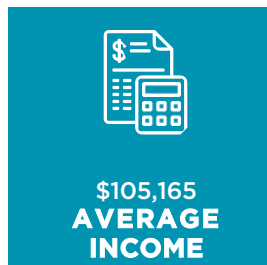
PROPERTY HIGHLIGHTS

- 0.864 RETAIL OUTPARCEL AVAILABLE
- FOR SALE - \$499,950
- GROUND LEASE - 7230 Bell Creek Road
- Located at the corner of Bell Creek Road and Cold Harbor Road
- Zoned OS (B-1 uses permitted)
- 50 parking spaces and cross easement with the shopping center
- All utilities available

JOIN NEARBY RETAILERS



DEMOGRAPHICS



DEMOGRAPHICS

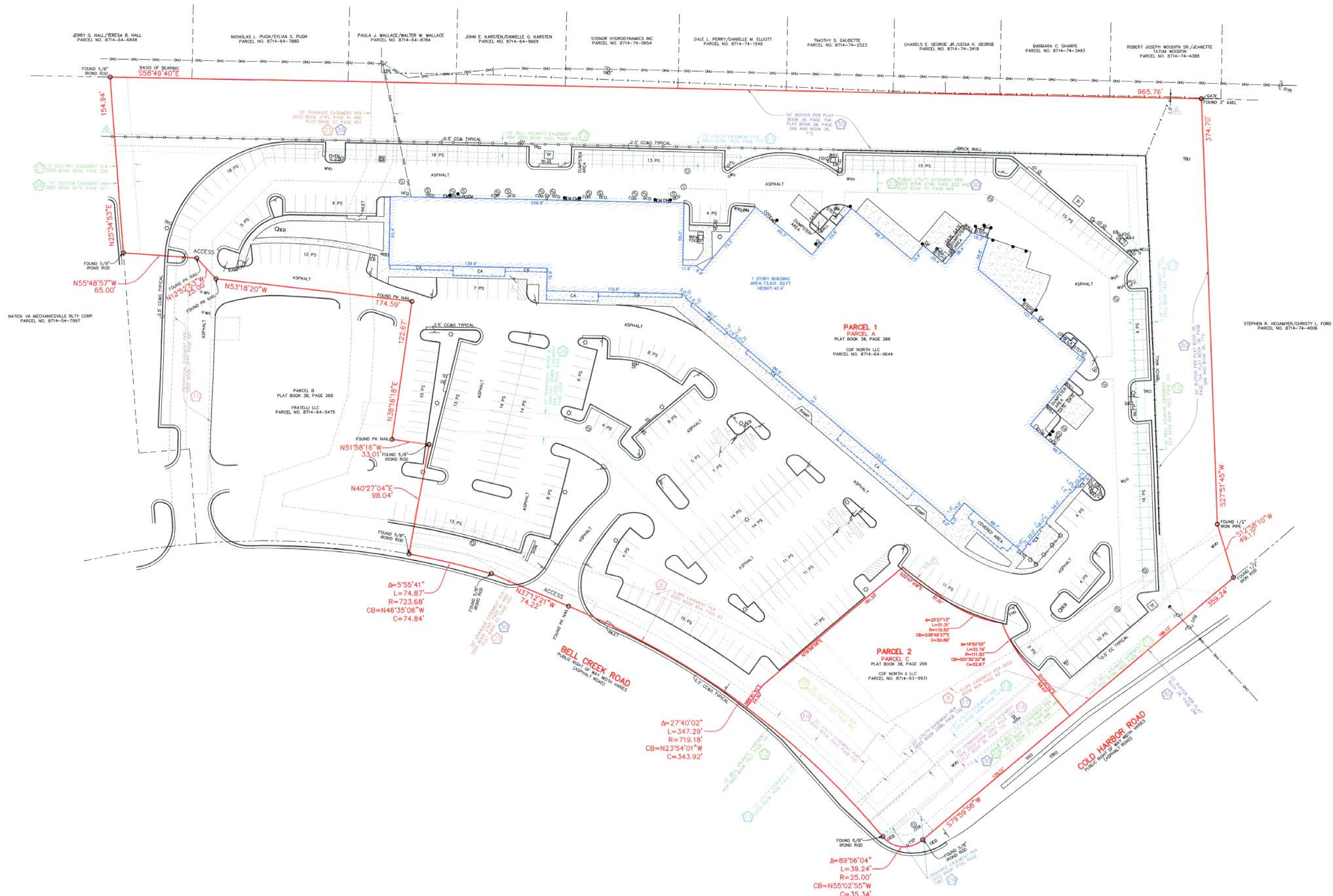
	1 MILE ³	3 MILES	5 MILES
Population	5,818	38,786	108,103
No. of Households	2,382	15,512	43,250
Avg. Household Income	\$88,993	\$105,165	\$90,018
Daytime Population	6,527	32,907	89,307

PROPERTY SURVEY



CUSHMAN &
WAKEFIELD

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For more information, please contact:

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