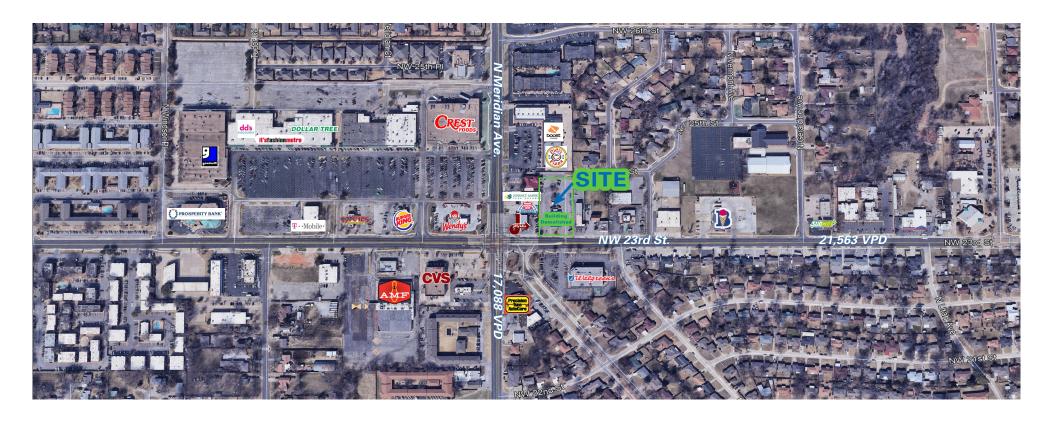


## **JOHN COHLMIA**

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# 4433 NW 23RD STREET



#### **DETAILS**

Lot Size	1.03 Acres
Ground Lease Rate	\$70,000/YR
Lease Type	NNN (As-Is)

### **HIGHLIGHTS**

Excellent 23rd Street frontage

23rd Street is undergoing a \$13.2M streetscape renovation as the area continues its revitalization

Centrally located with strong demographics and traffic counts

Building has been demolished - Ground Lease only

#### **SNAPSHOT**



**Estimated Vehicles/Day NW 23rd Street** 21,563 VPD



Avg. HH Income 3 mi Radius \$43,201



**Population** 3 mi Radius 100,506

