

WEST CHESTER

FOR SALE \$2,750,000

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DELUXE FREESTANDING BUILDING



8,600 Sq Ft on 1.7 Acres

This property was built as a restaurant in 2009 and renovated as a nail salon in 2019. No detail was overlooked and the finished product is impressive. This property could be retrofitted to accommodate several uses, while still utilizing the Deluxe finishes and amenities.

FEATURES

- Exterior designed by landscape architect
- Ceramic tile flooring
- Recessed lighting + high-end light fixtures
- Wired for a sound system with 3 separate zones and 35 security cameras
- Water plumbing in every room, making this property great for medical, dental, or a spa
- Six individual restrooms
- Large employee break room
- 70 Parking spaces
- Ample electric and water heating capacity
- Roof vents for kitchen hood system still in place (pictures available)

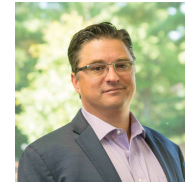
TRAFFIC COUNTS

Street/Intersection	VPD
Union Centre Blvd	39,966
I-75	126,469

DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population	3,043	46,219	136,596
Daytime Population	10,291	70,003	200,390
Households	1,364	17,476	52,062
Average HH Income	\$144,482	\$127,025	\$125,308

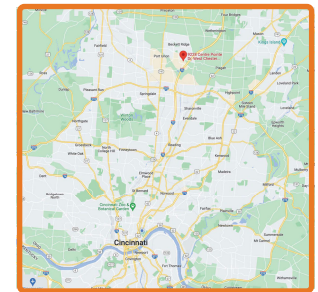
Todd Vollmer



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