

PRICE REDUCED!

FOR SALE \$1,495,000

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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. It 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	49,717
I-75	126,469

DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population	3,075	46,373	136,717
Daytime Population	10,452	73,128	206,496
Households	1,383	17,638	52,375
Average HH Income	\$147,452	\$125,372	\$127,334

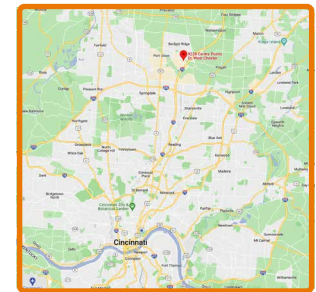
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