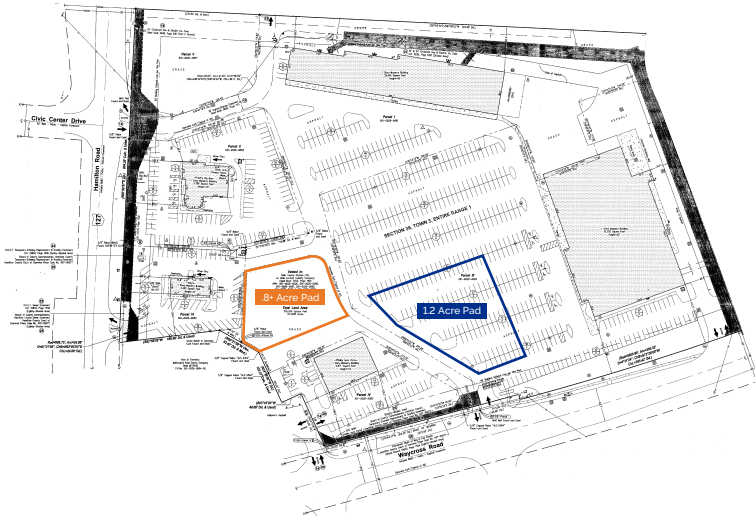


# CIVIC CENTER PLAZA PAD SITES



## 0.8 AND 1.2 ACRES FOR SALE, GROUND LEASE, OR BTS

### FEATURES

- Two pad sites available - 0.8 and 1.2 acres
- Located in Civic Center Plaza, a 79,963 sq. ft. shopping center that is 95% occupied
- Conveniently located .2 miles off I-275
- Fronted by pad sites including McDonald's, LaRosa's Pizzeria, O'Reilly Auto Parts, Frisch's Big Boy, and WhiteWater Express Car Wash
- Both pad sites benefit from shared infrastructure, which adds additional parking and maximizes building square footage



### TRAFFIC COUNTS

Street/Intersection	VPD
Hamilton Avenue (Hwy 127)	23,598
I-275	96,975

### DEMOGRAPHICS

Radius	1 Mile	3 Mile	5 Mile
Population	8,685	61,121	171,213
Daytime Population	9,195	47,266	156,940
Households	3,067	22,964	68,675
Average HH Income	\$73,265	\$92,630	\$92,133

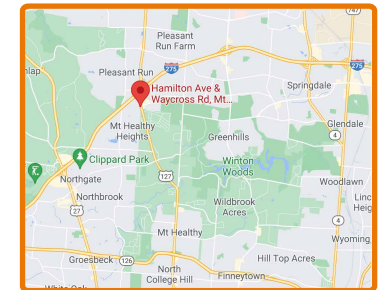


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