

Property Highlights

- Located in the Melbourne Market
- Former Electronics Store
- 22,000 SF Box
- Dock-high loading in front of store
- Service bays with roll-up doors
- Traffic Counts (2008): 43,000 CPD



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Demographics	1-Mile Radius	3-Mile Radius	5-Mile Radius
2009 Population	5,036	44,198	122,868
2014 Population	5,248	47,595	129,934
2009 Average HH Income	\$57,034	\$58,172	\$54,724
2014 Median HH Income	\$46,032	\$48,416	\$46,738