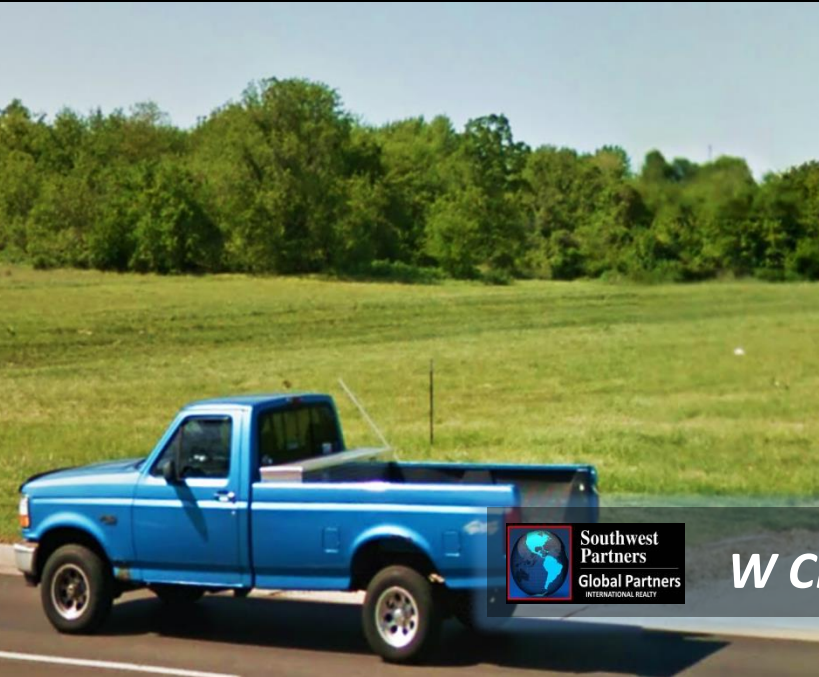


**Owner Finance**  
**Reduced \$100K**  
**Build to Suit**  
**Was FSBO**  
**481' HWY Frontage**  
**Zoned: HWY-COMM**  
**5% BBC**



**W CHESTNUT HWY COMMERCIAL**



[Report a problem](#)





481.66' Frontage



**W CHESTNUT HWY COMMERCIAL**



	Tract 1	Tract 2	Both
Acres	2.91	3.51	6.42
Frontage	481'	242'	723'
Zoning	H-C	R-MD	
Previous	\$344,512	\$248,559	\$593,071
Now	<b>\$244,512</b>	<b>\$218,559</b>	<b>\$463,071</b>
S/SF Usable	<b>\$4.00</b>	<b>\$3.00</b>	<b>\$3.46</b>
\$/SF Gross	<b>\$1.93</b>	<b>\$1.43</b>	<b>\$1.65</b>

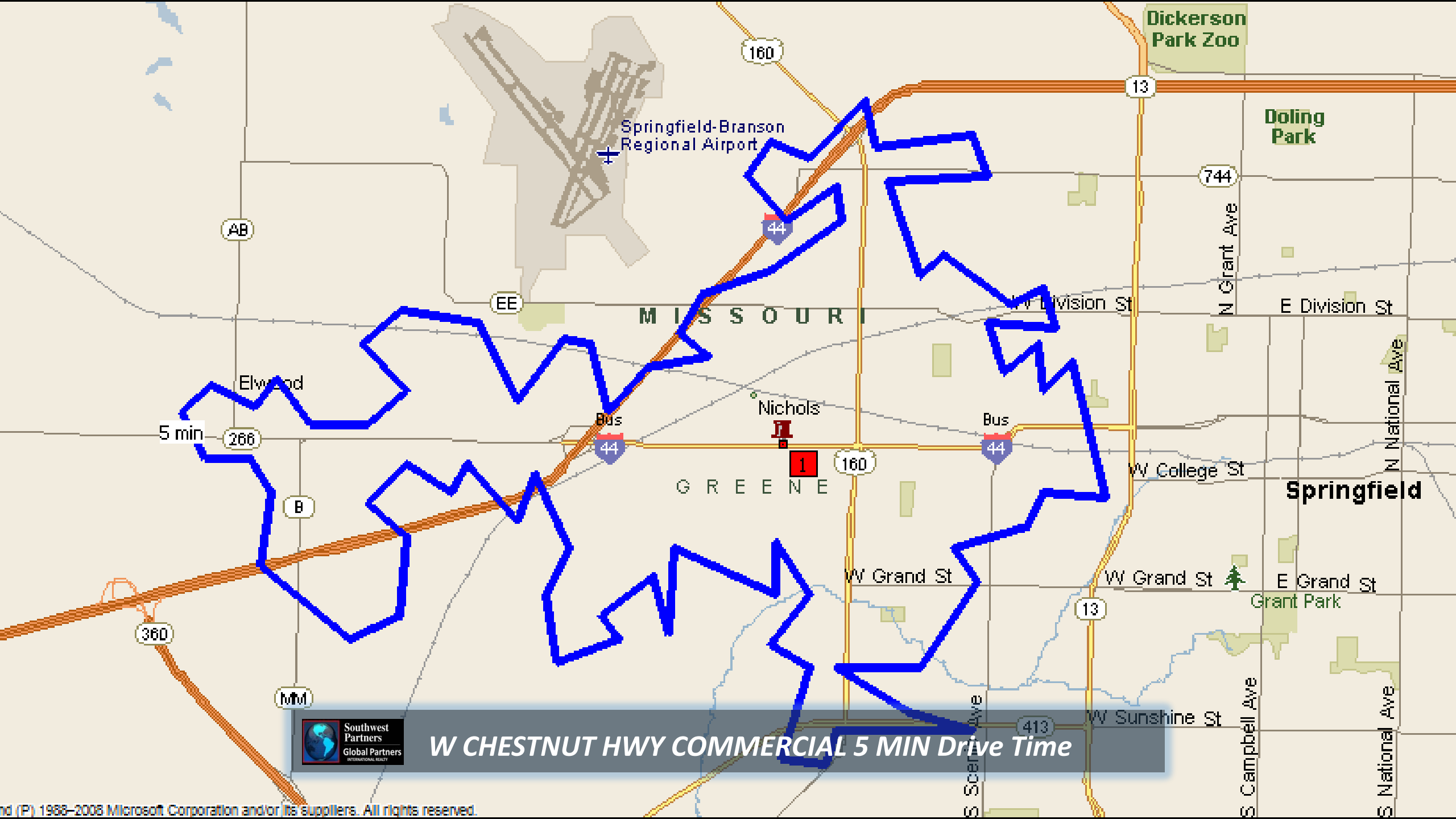
Tract 2

Tract 1



**W CHESTNUT HWY COMMERCIAL**



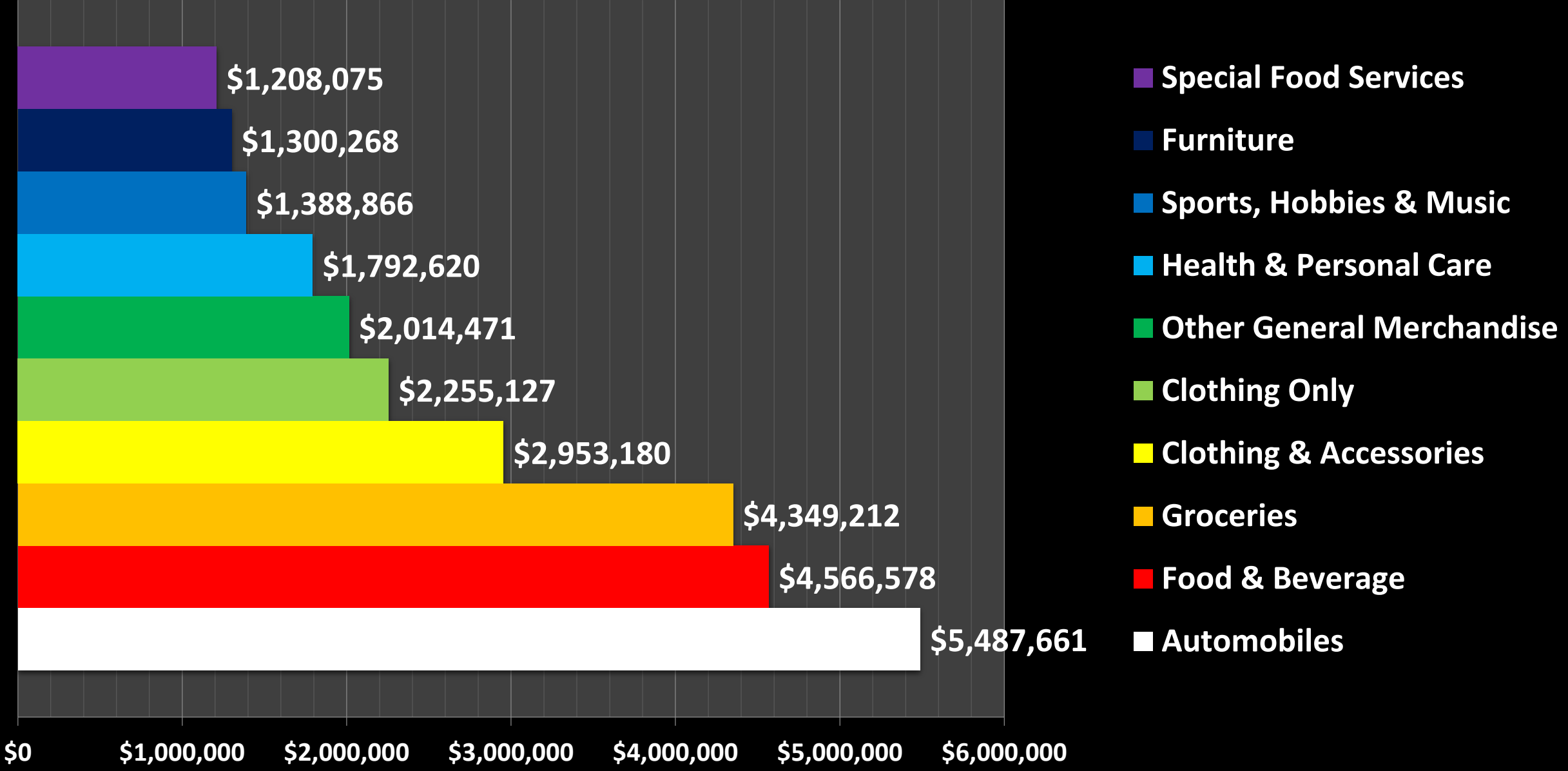


**W CHESTNUT HWY COMMERCIAL 5 MIN Drive Time**

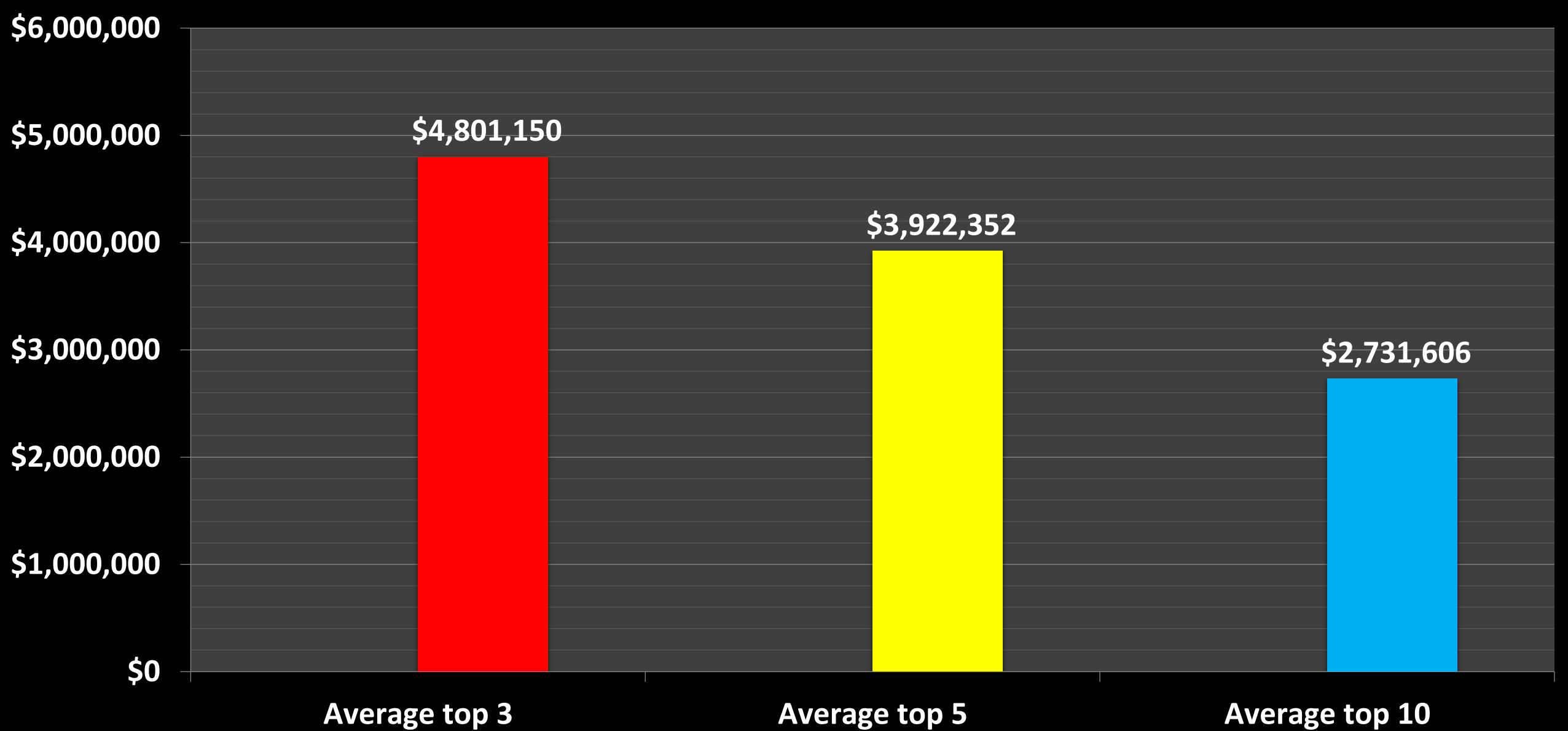
Rank	Category	Annual \$
1	Automobiles	\$ 5,487,661
2	Food & Beverage	\$ 4,566,578
3	Groceries	\$ 4,349,212
4	Clothing & Accessories	\$ 2,953,180
5	Clothing Only	\$ 2,255,127
6	Other General Merchandise	\$ 2,014,471
7	Health & Personal Care	\$ 1,792,620
8	Sports, Hobbies & Music	\$ 1,388,866
9	Furniture	\$ 1,300,268
10	Special Food Services	\$ 1,208,075
	Average top 3	\$ 4,801,150
	Average top 5	\$ 3,922,352
	Average top 10	\$ 2,731,606



***W CHESTNUT HWY COMMERCIAL 5 MIN Total Retail Gap***



***W CHESTNUT HWY COMMERCIAL 5 MIN Total Retail Gap***



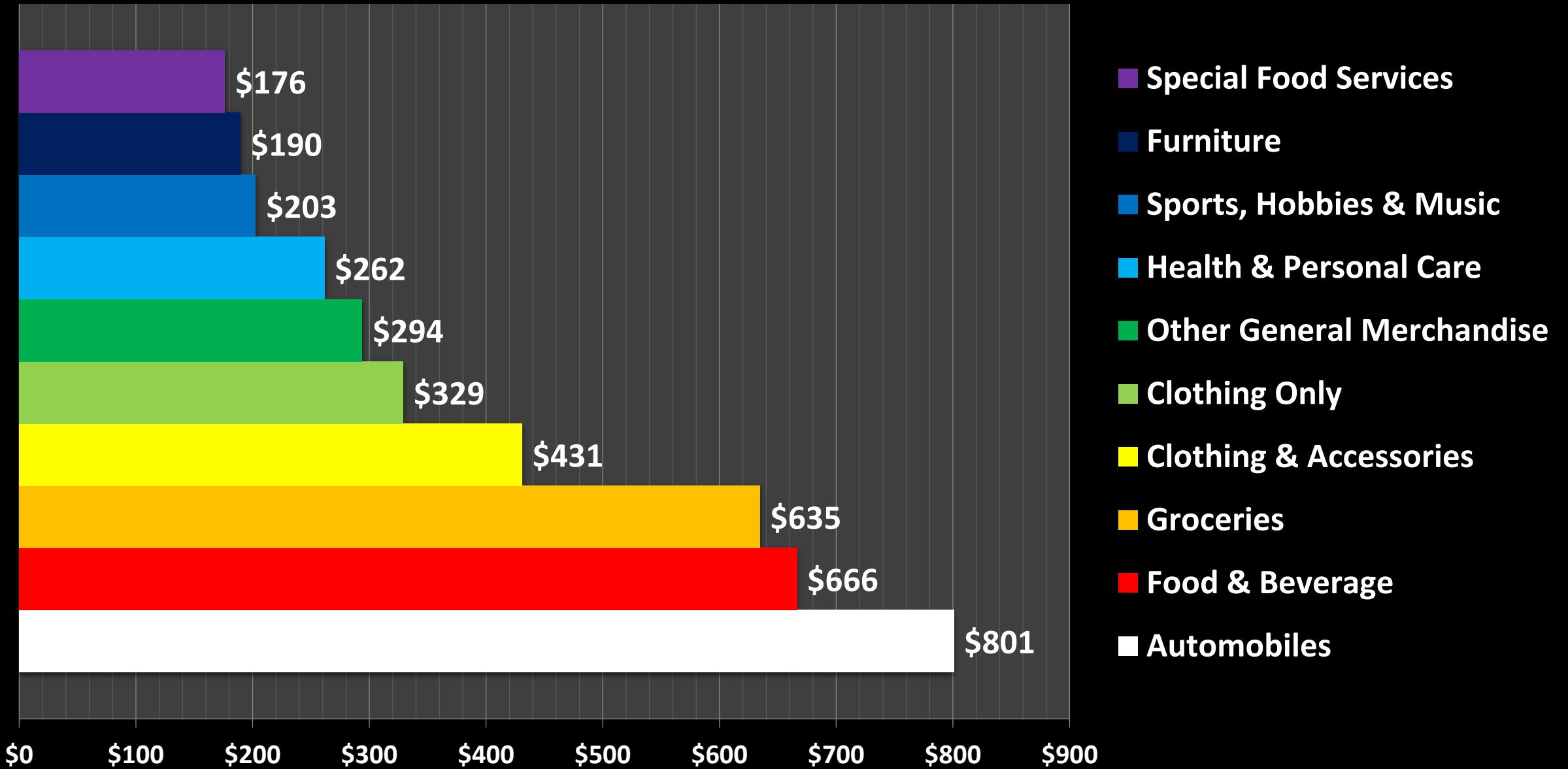
***W CHESTNUT HWY COMMERCIAL 5 MIN Total Retail Gap***

Rank	Category	Annual \$
1	Automobiles	\$ 801
2	Food & Beverage	\$ 666
3	Groceries	\$ 635
4	Clothing & Accessories	\$ 431
5	Clothing Only	\$ 329
6	Other General Merchandise	\$ 294
7	Health & Personal Care	\$ 262
8	Sports, Hobbies & Music	\$ 203
9	Furniture	\$ 190
10	Special Food Services	\$ 176
Average top 3		\$ 701
Average top 5		\$ 572
Average top 10		\$ 399

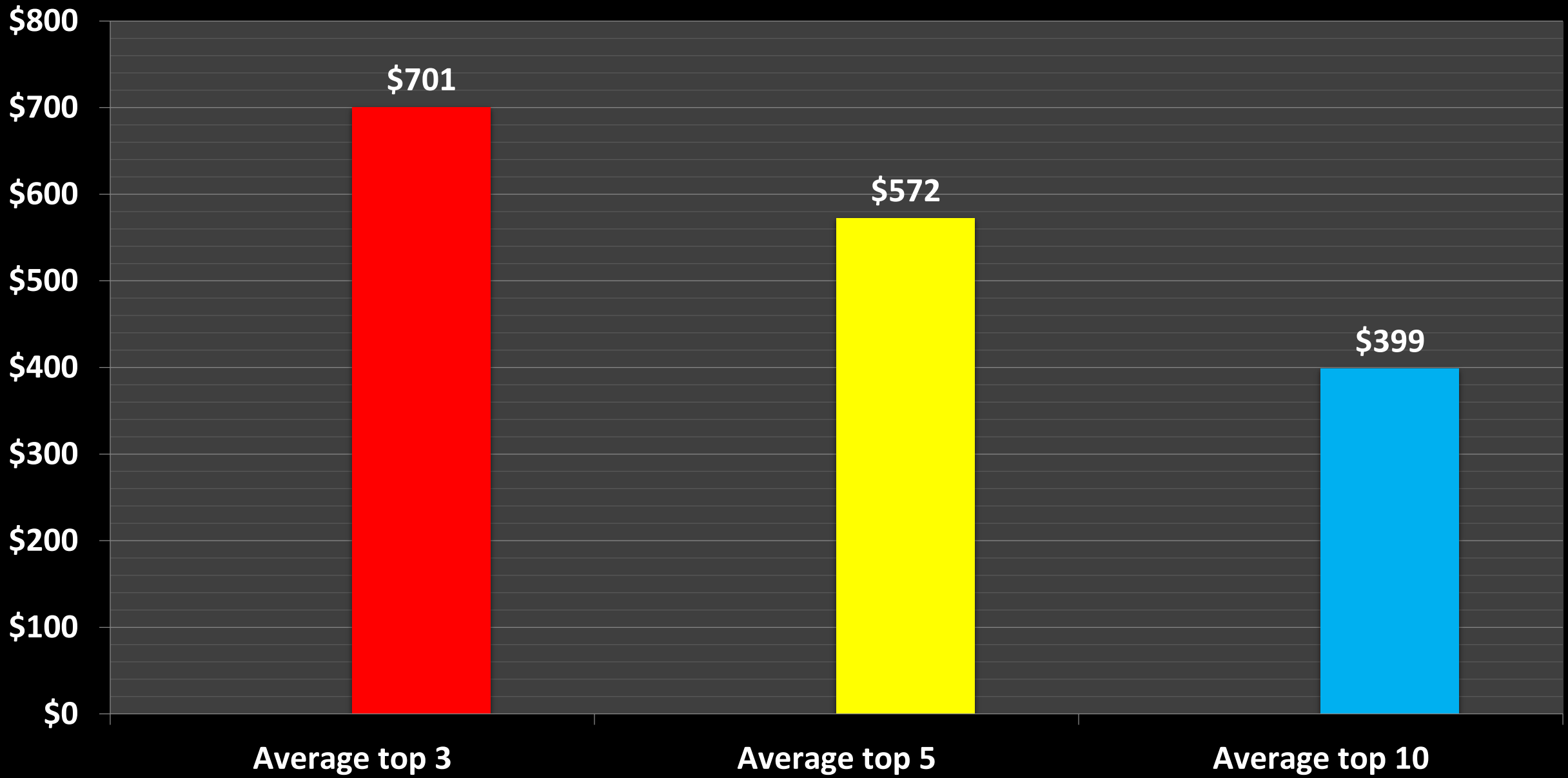


***W CHESTNUT HWY COMMERCIAL 5 MIN PHH Retail Gap***





***W CHESTNUT HWY COMMERCIAL 5 MIN PHH Retail Gap***



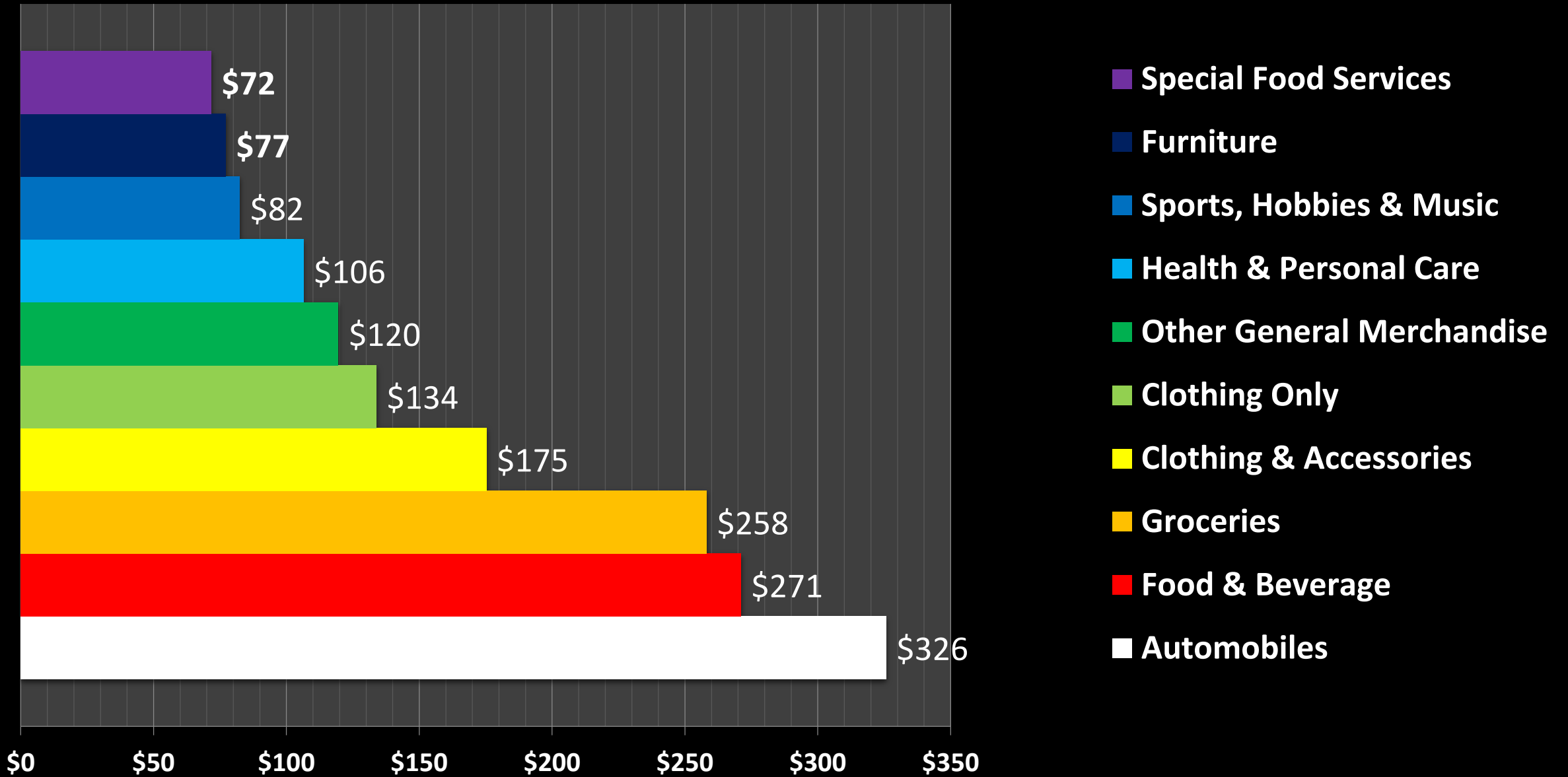
***W CHESTNUT HWY COMMERCIAL 5 MIN PHH Retail Gap***



Rank	Category	Annual \$
1	Automobiles	\$ 326
2	Food & Beverage	\$ 271
3	Groceries	\$ 258
4	Clothing & Accessories	\$ 175
5	Clothing Only	\$ 134
6	Other General Merchandise	\$ 120
7	Health & Personal Care	\$ 106
8	Sports, Hobbies & Music	\$ 82
9	Furniture	\$ 77
10	Special Food Services	\$ 72
Average top 3		\$ 285
Average top 5		\$ 233
Average top 10		\$ 162

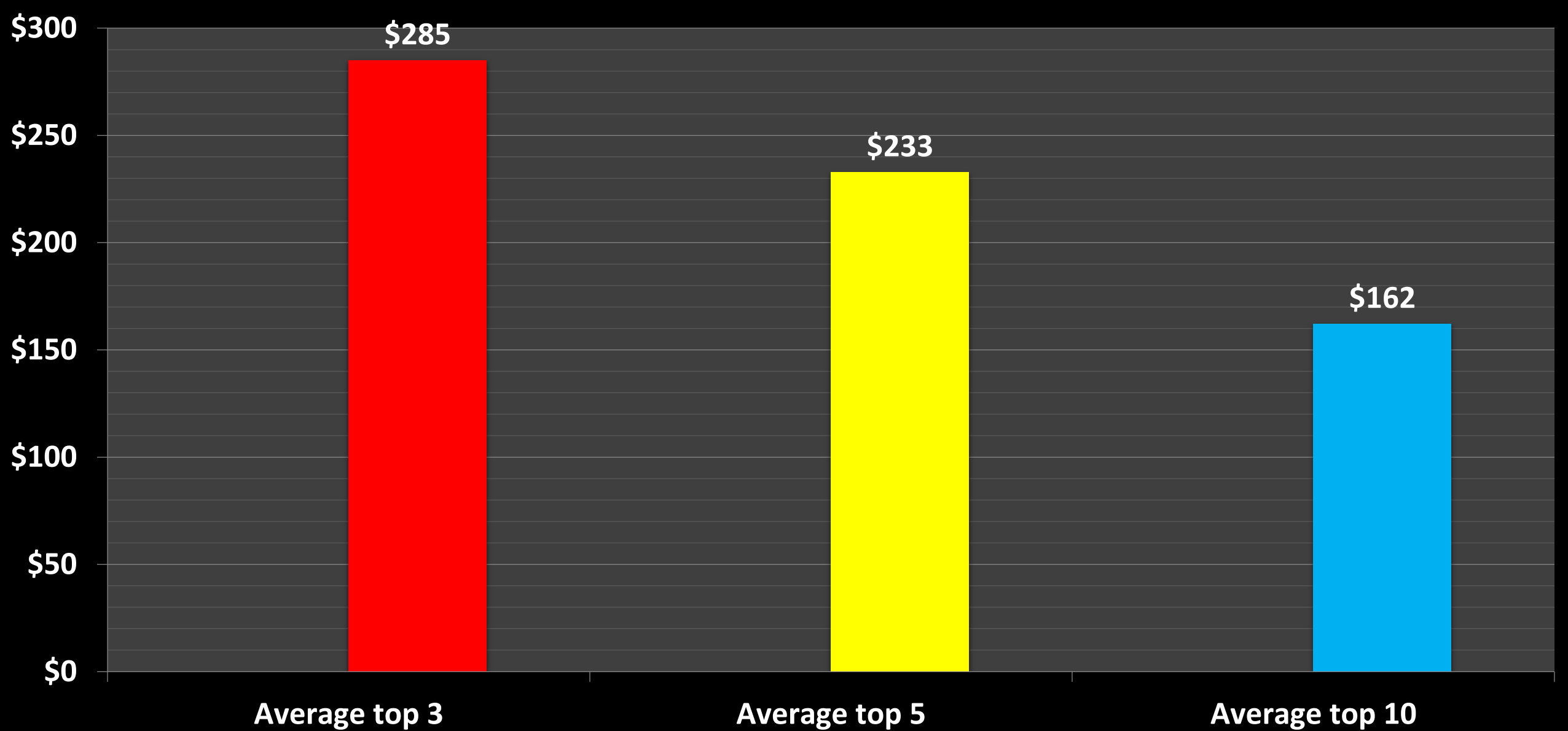


***W CHESTNUT HWY COMMERCIAL 5 MIN PP Retail Gap***



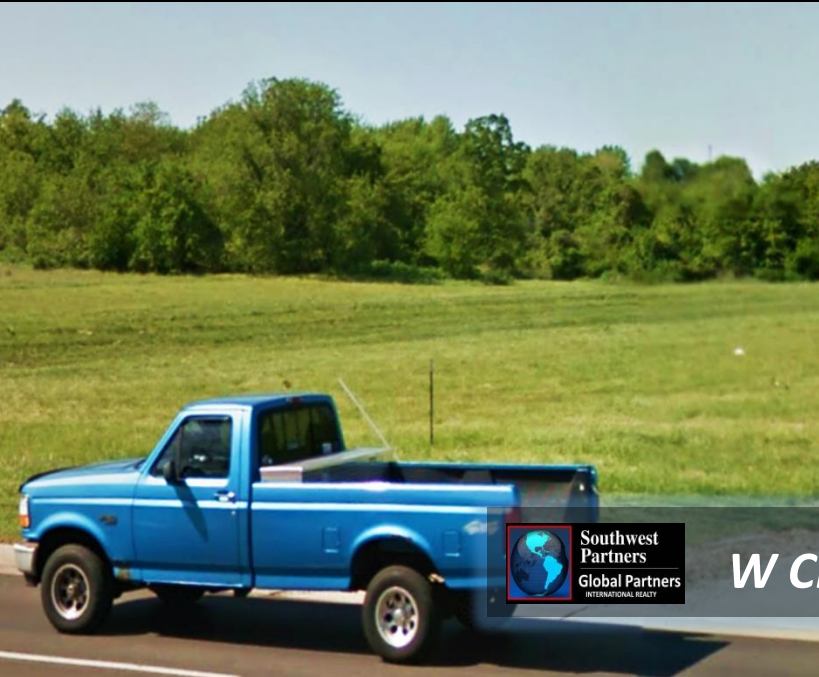
***W CHESTNUT HWY COMMERCIAL 5 MIN PP Retail Gap***





***W CHESTNUT HWY COMMERCIAL 5 MIN PP Retail Gap***

**Owner Finance**  
**Reduced \$100K**  
**Build to Suit**  
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**481' HWY Frontage**  
**Zoned: HWY-COMM**  
**5% BBC**



**W CHESTNUT HWY COMMERCIAL**

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An aerial photograph of a large, rectangular grassy field. A thick red line outlines the perimeter of the field. The field is mostly green with some brown patches, possibly from dry grass or bare soil. To the right of the field, there is a paved area with some buildings and parked cars. A road runs along the bottom of the field.

481.66' Frontage



**W CHESTNUT HWY COMMERCIAL**



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Tract 2

Tract 1



**W CHESTNUT HWY COMMERCIAL**





<http://www.swpre.com/listing/w-chestnut-hwy-commercial/>



***W CHESTNUT HWY COMMERCIAL***





**Southwest  
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**Global Partners**  
INTERNATIONAL REALTY

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**CEO, Rainmaker, Broker**

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**O 979.421.9996**

**diane@swpre.com**



***W CHESTNUT HWY COMMERCIAL***