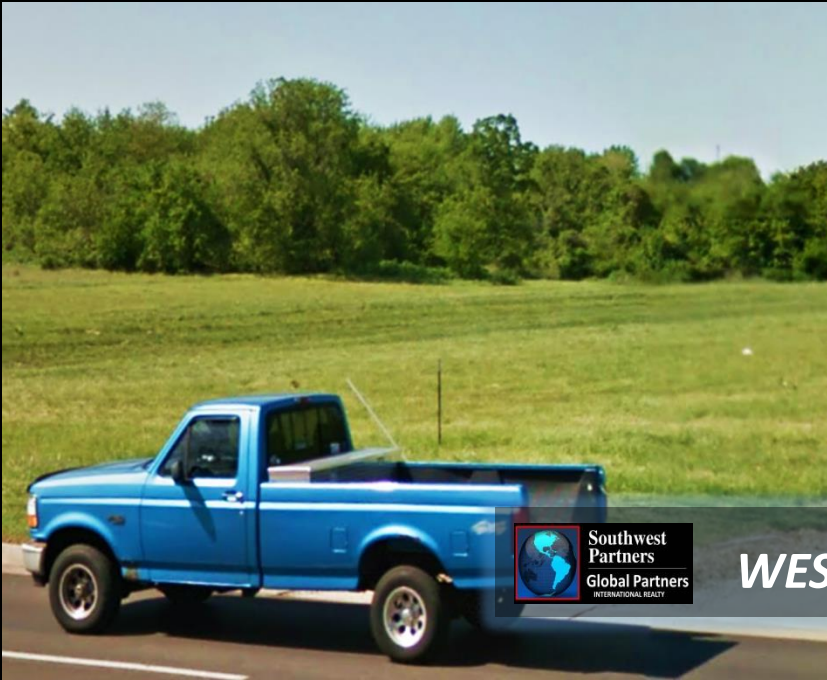


Owner Finance
Reduced \$130K
Build to Suit
Was FSBO
724' Frontage
5% BBC



WEST CHESTNUT COMMONS



WEST CHESTNUT COMMONS

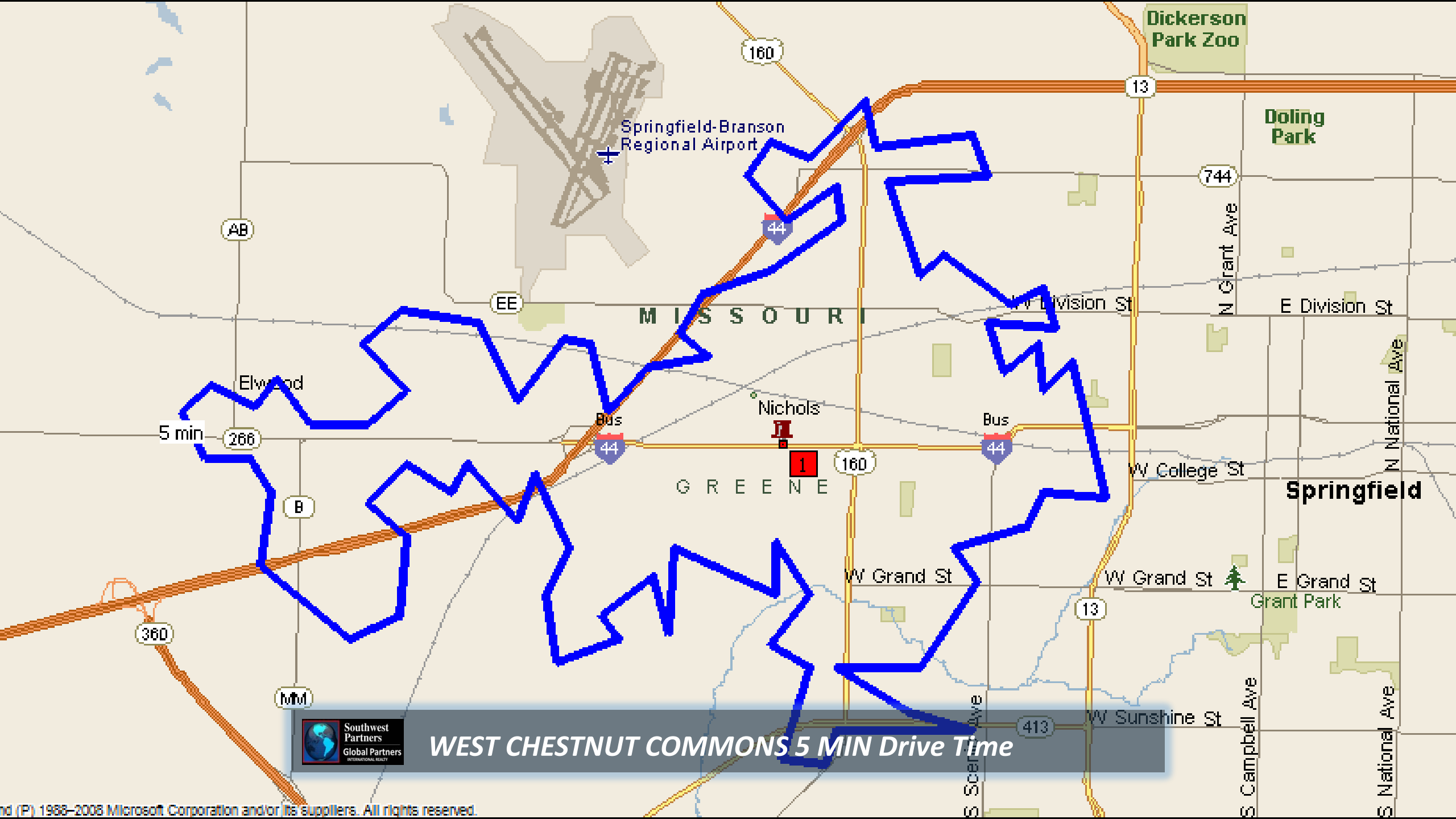
	Tract 1	Tract 2	Both
Acres	2.91	3.51	6.42
Frontage	481'	242'	723'
Zoning	H-C	R-MD	
Previous	\$344,512	\$248,559	\$593,071
Now	\$244,512	\$218,559	\$463,071
S/SF Usable	\$4.00	\$3.00	\$3.46
\$/SF Gross	\$1.93	\$1.43	\$1.65

Tract 2

Tract 1



WEST CHESTNUT COMMONS

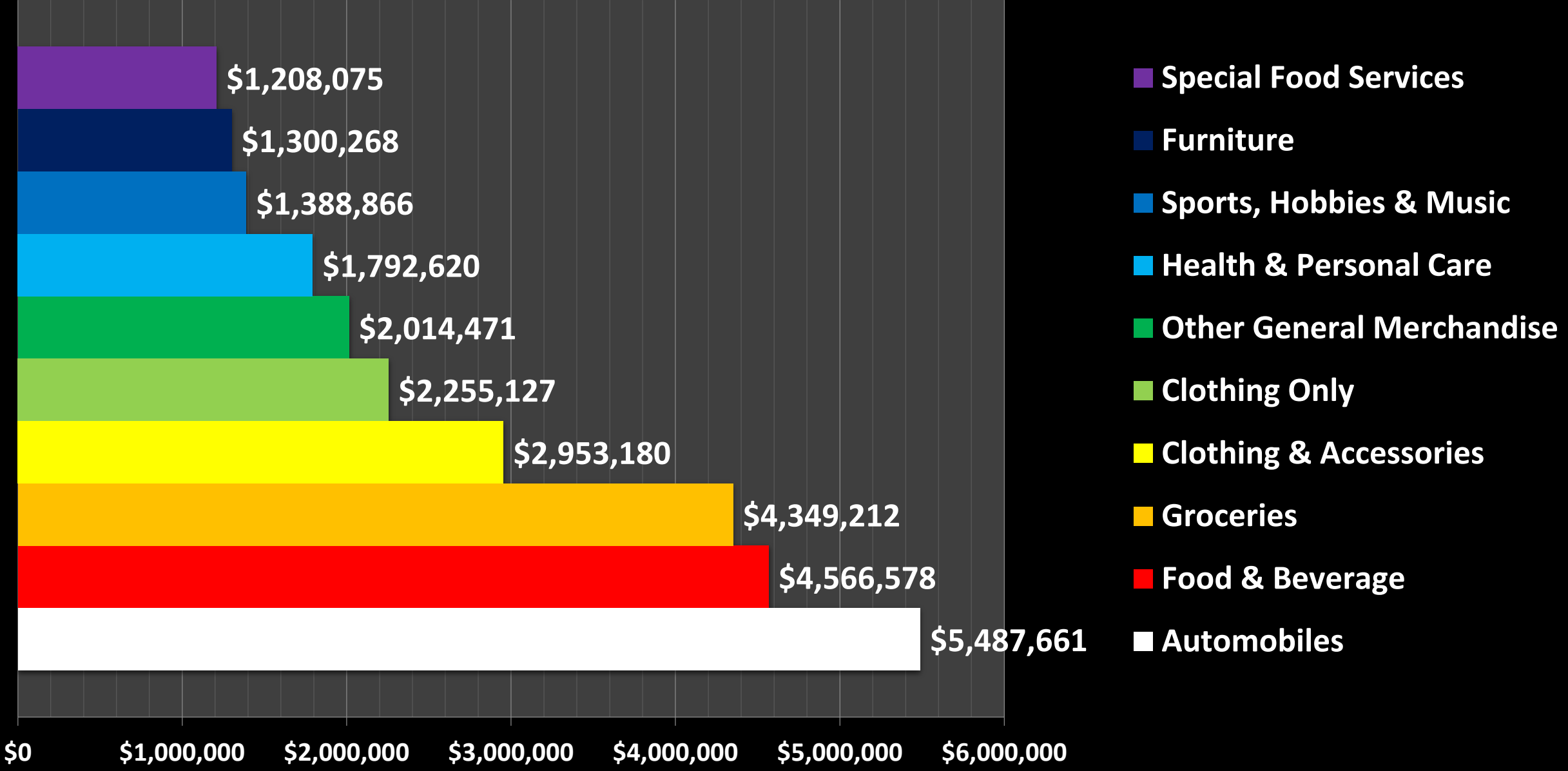


WEST CHESTNUT COMMONS 5 MIN Drive Time

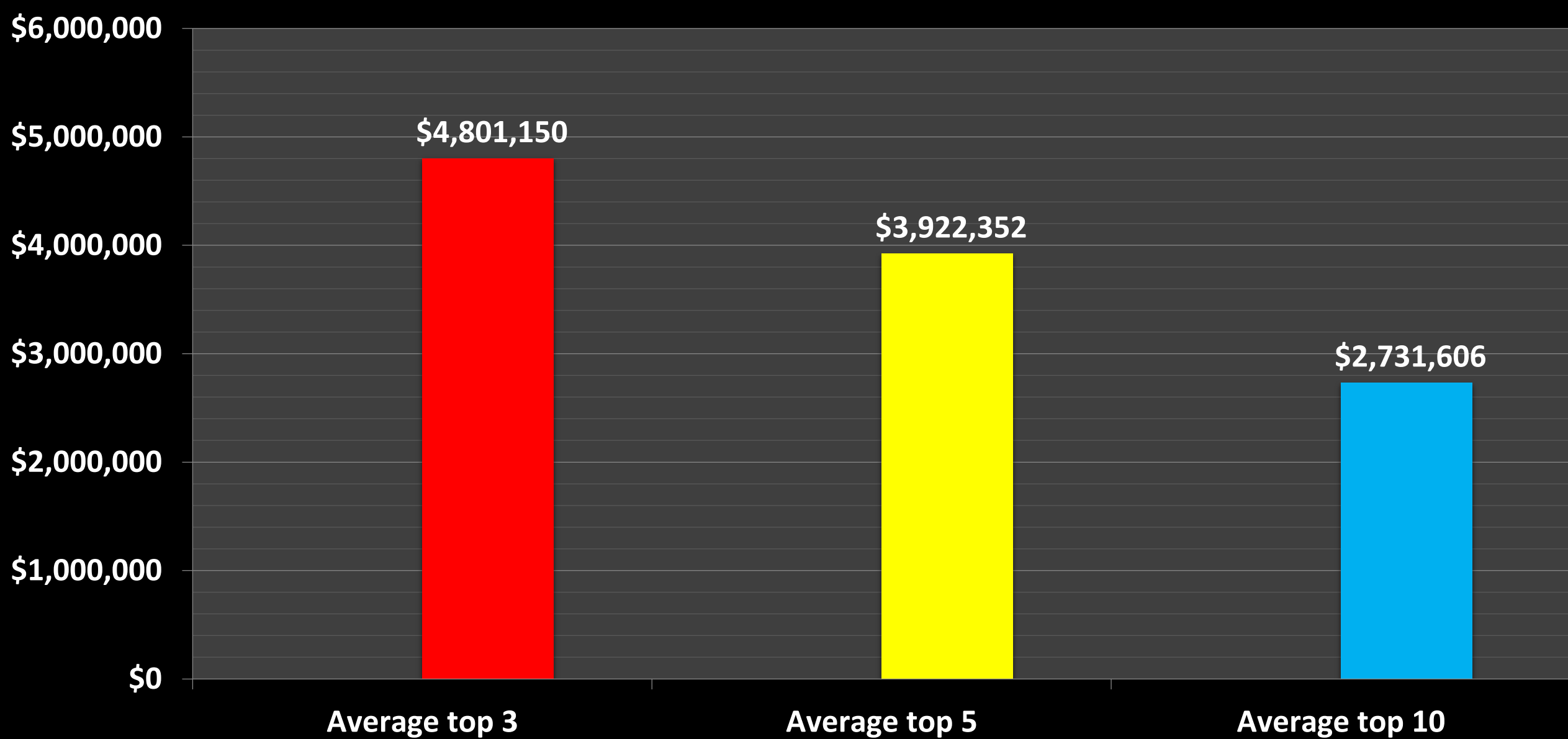
Rank	Category	Annual \$
1	Automobiles	\$ 5,487,661
2	Food & Beverage	\$ 4,566,578
3	Groceries	\$ 4,349,212
4	Clothing & Accessories	\$ 2,953,180
5	Clothing Only	\$ 2,255,127
6	Other General Merchandise	\$ 2,014,471
7	Health & Personal Care	\$ 1,792,620
8	Sports, Hobbies & Music	\$ 1,388,866
9	Furniture	\$ 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



WEST CHESTNUT COMMONS 5 MIN Total Retail Gap



WEST CHESTNUT COMMONS 5 MIN Total Retail Gap

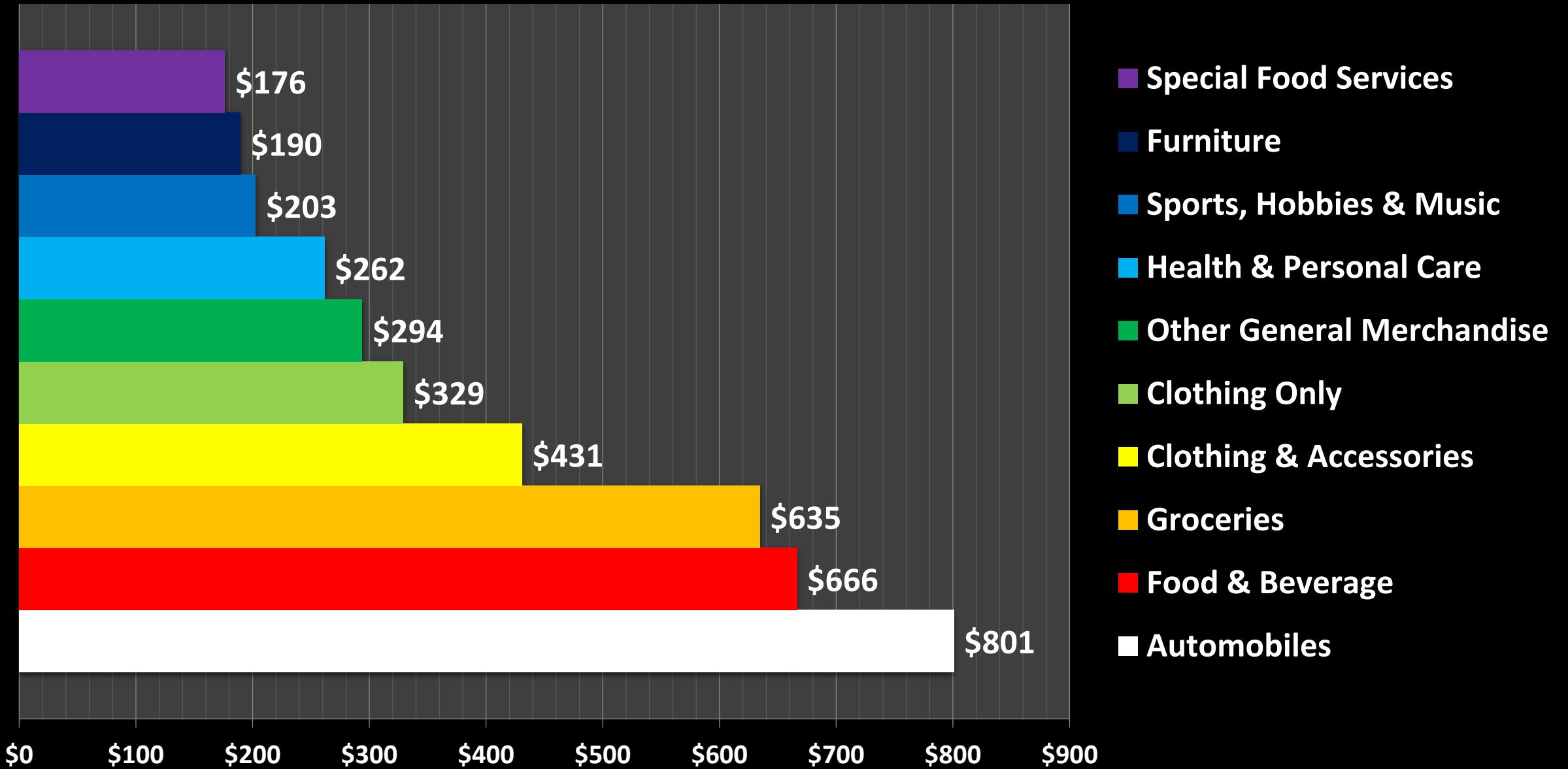


WEST CHESTNUT COMMONS 5 MIN Total Retail Gap

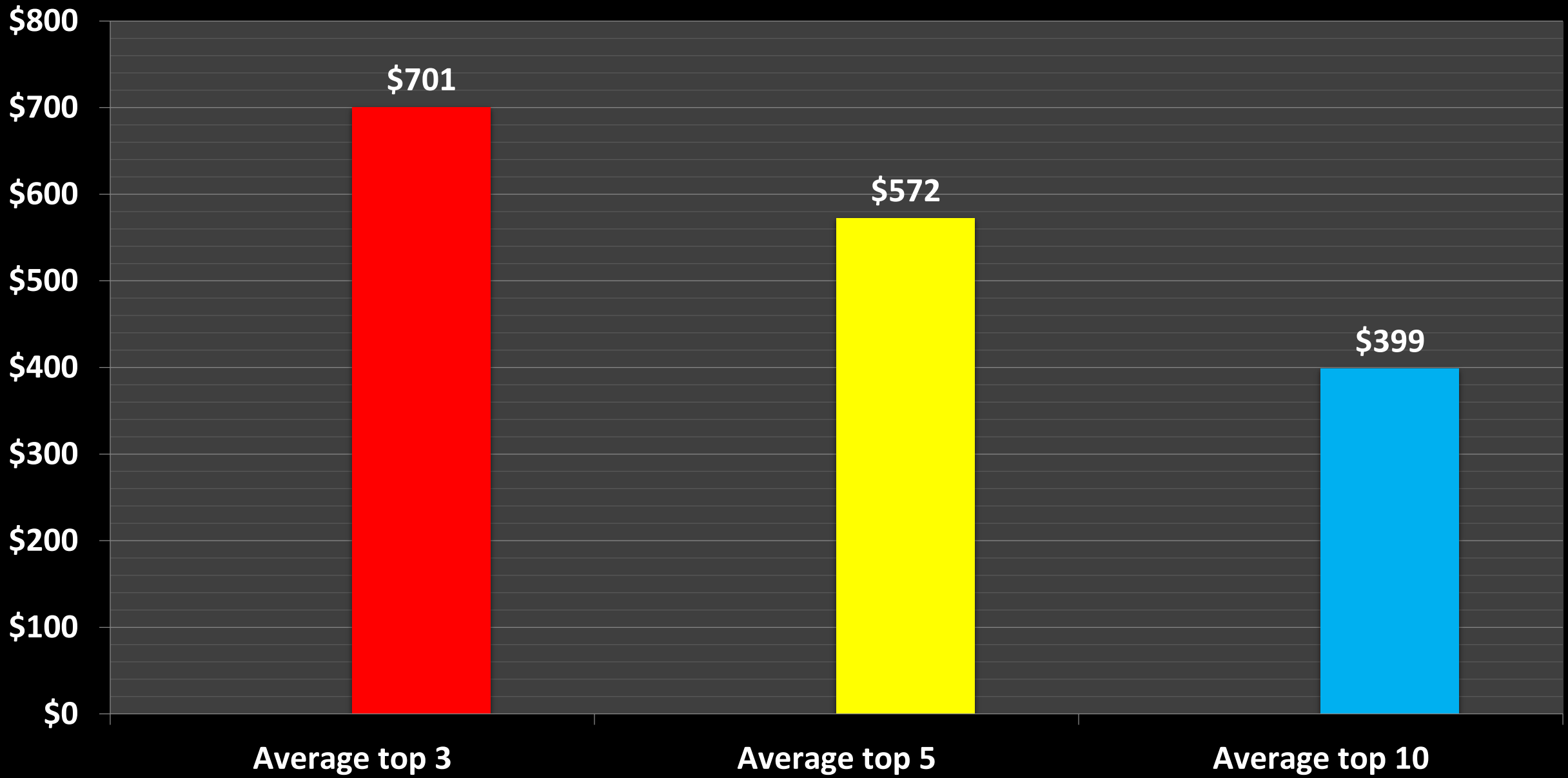
Rank	Category	Annual \$
1	Automobiles	\$ 801
2	Food & Beverage	\$ 666
3	Groceries	\$ 635
4	Clothing & Accessories	\$ 431
5	Clothing Only	\$ 329
6	Other General Merchandise	\$ 294
7	Health & Personal Care	\$ 262
8	Sports, Hobbies & Music	\$ 203
9	Furniture	\$ 190
10	Special Food Services	\$ 176
Average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



WEST CHESTNUT COMMONS 5 MIN Per HH Retail Gap



WEST CHESTNUT COMMONS 5 MIN Per HH Retail Gap

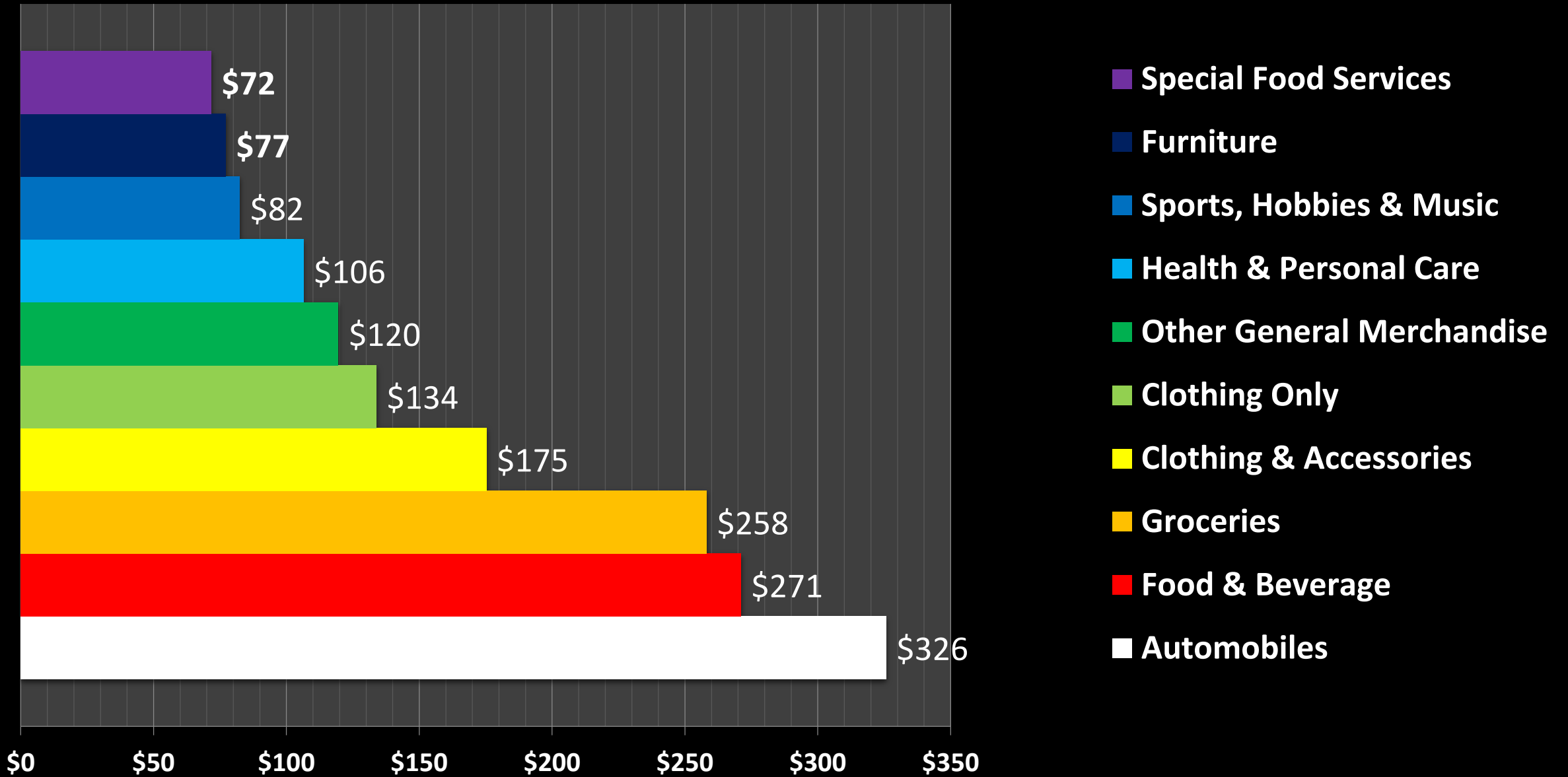


WEST CHESTNUT COMMONS 5 MIN Per HH Retail Gap

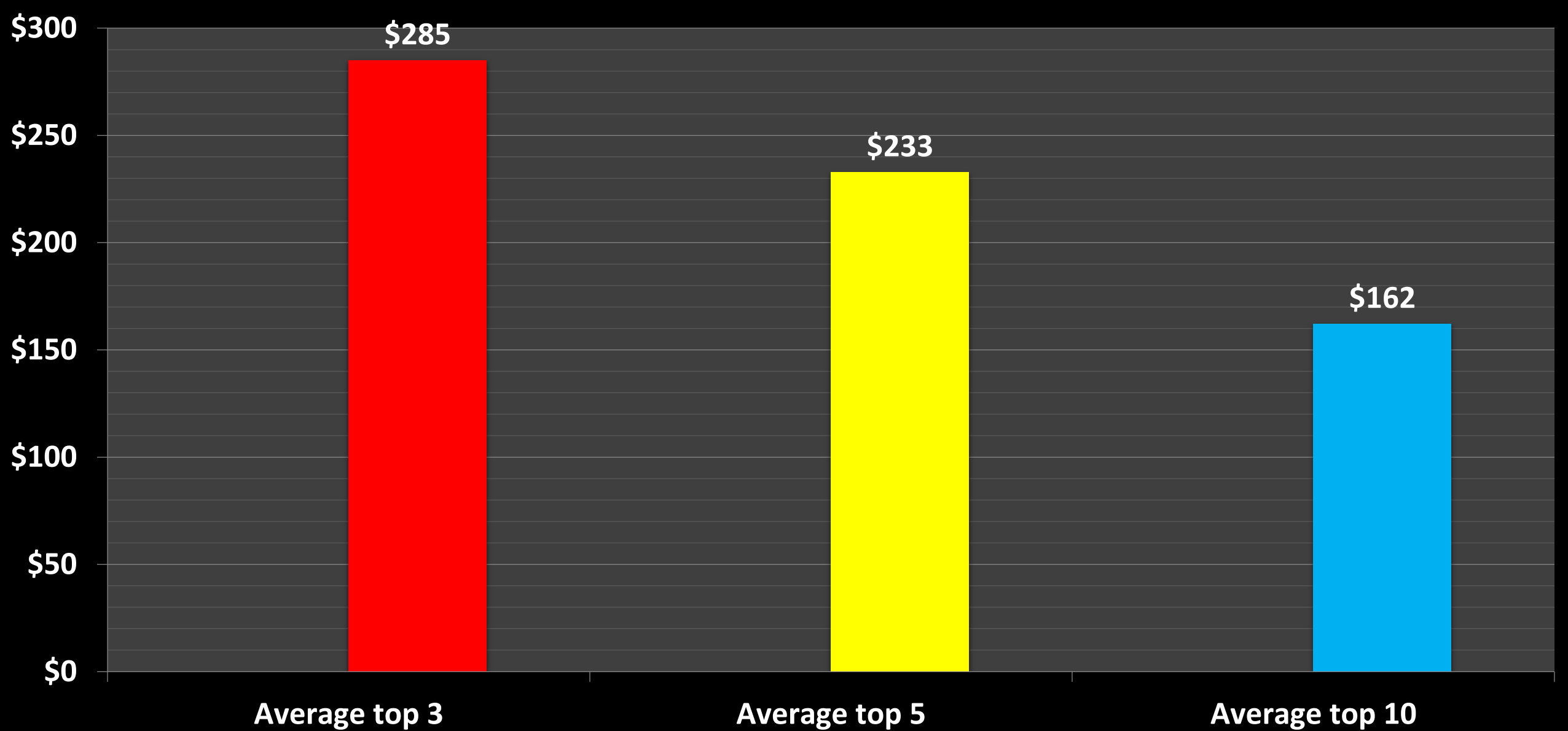
Rank	Category	Annual \$
1	Automobiles	\$ 326
2	Food & Beverage	\$ 271
3	Groceries	\$ 258
4	Clothing & Accessories	\$ 175
5	Clothing Only	\$ 134
6	Other General Merchandise	\$ 120
7	Health & Personal Care	\$ 106
8	Sports, Hobbies & Music	\$ 82
9	Furniture	\$ 77
10	Special Food Services	\$ 72
Average top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



WEST CHESTNUT COMMONS 5 MIN PP Retail Gap

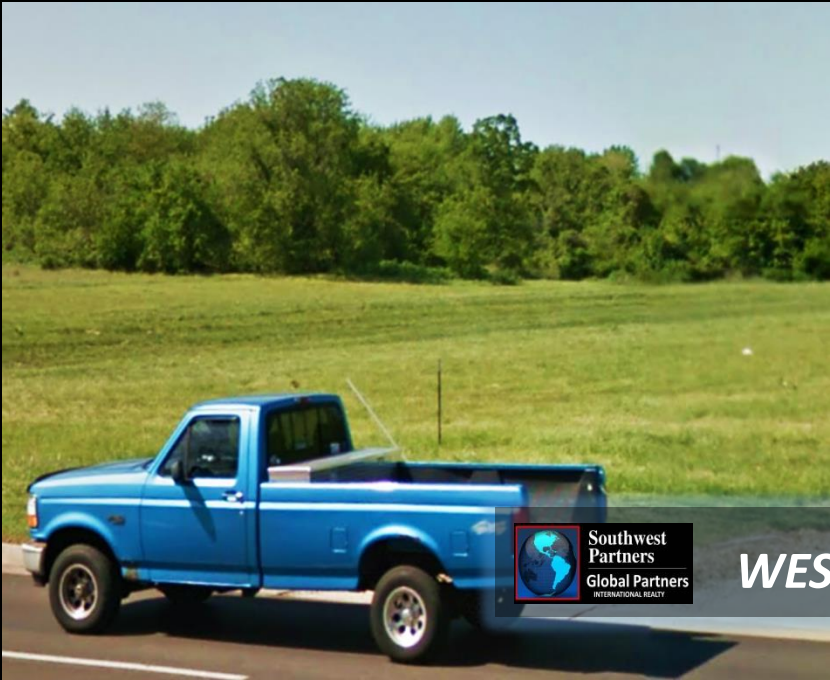
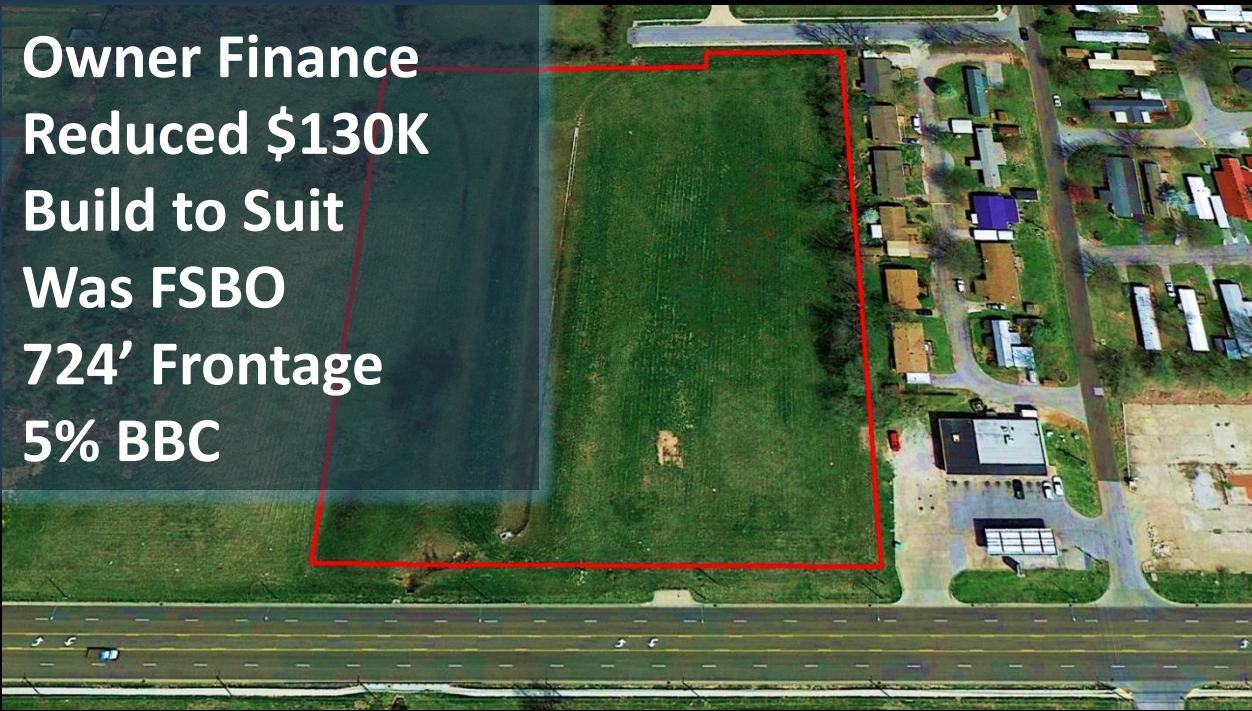


WEST CHESTNUT COMMONS 5 MIN PP Retail Gap



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Tract 2

Tract 1



WEST CHESTNUT COMMONS



<http://www.swpre.com/listing/west-chestnut-commons/>



WEST CHESTNUT COMMONS



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