

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$340,000
Building Size:	2,544 SF
Lot Size:	7,938 SF
Number of Units:	1-4
Price / SF:	\$133.65
Year Built:	1972
Zoning:	C-3

PROPERTY OVERVIEW

This 2,544 SF office building at 6700 S. Western Ave. offers a flexible floor plan that can function as a single office suite or be configured into up to four separate tenant spaces. The property is currently divided into two suites and includes front and rear surface parking with approximately 12 spaces. Located on the southeast corner of SW 66th Street and S. Western Avenue, the building benefits from a signalized intersection, C-3 commercial zoning, and convenient access to I-240, making it well suited for a variety of office or professional uses.

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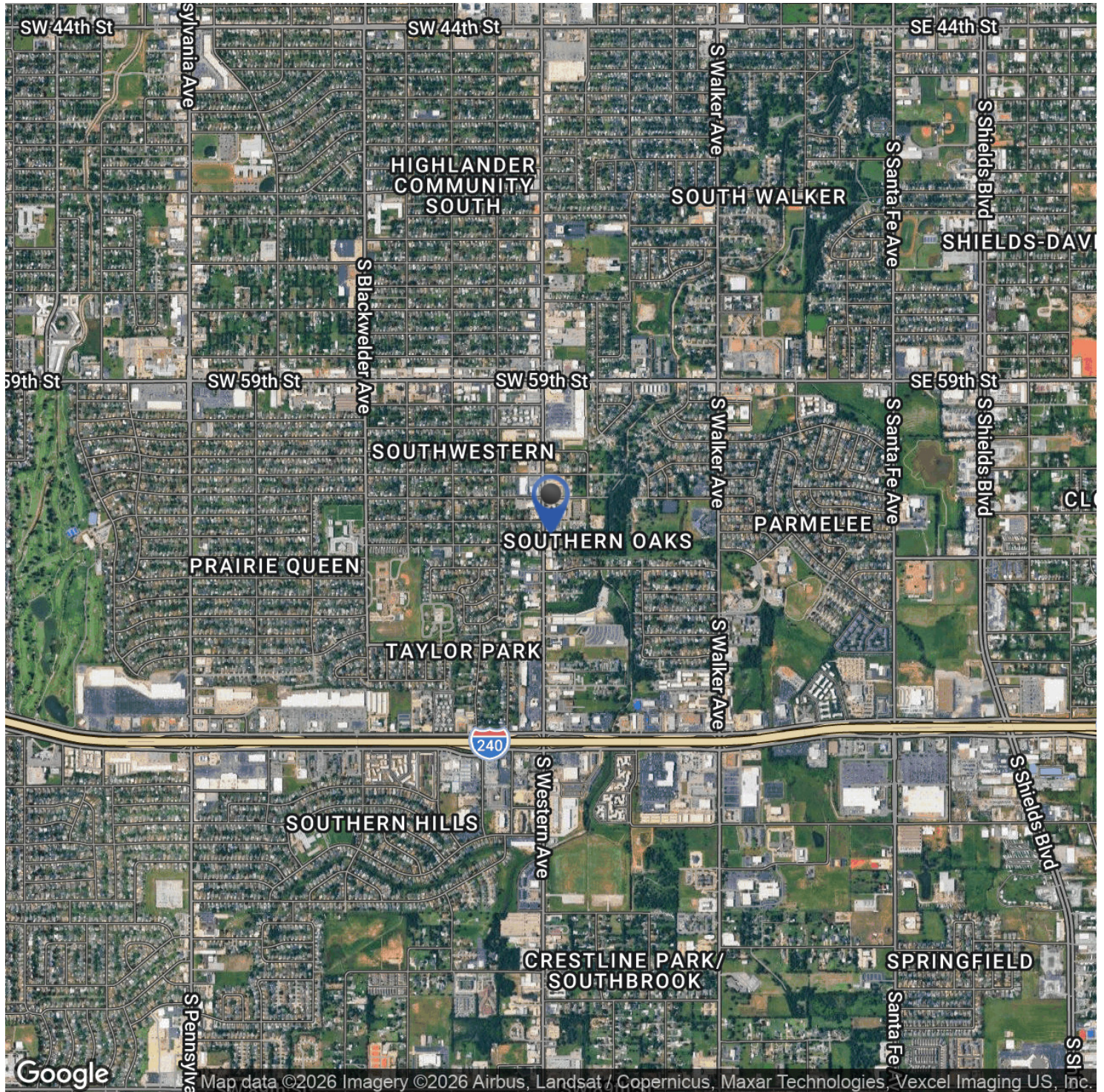
ADDITIONAL PHOTOS



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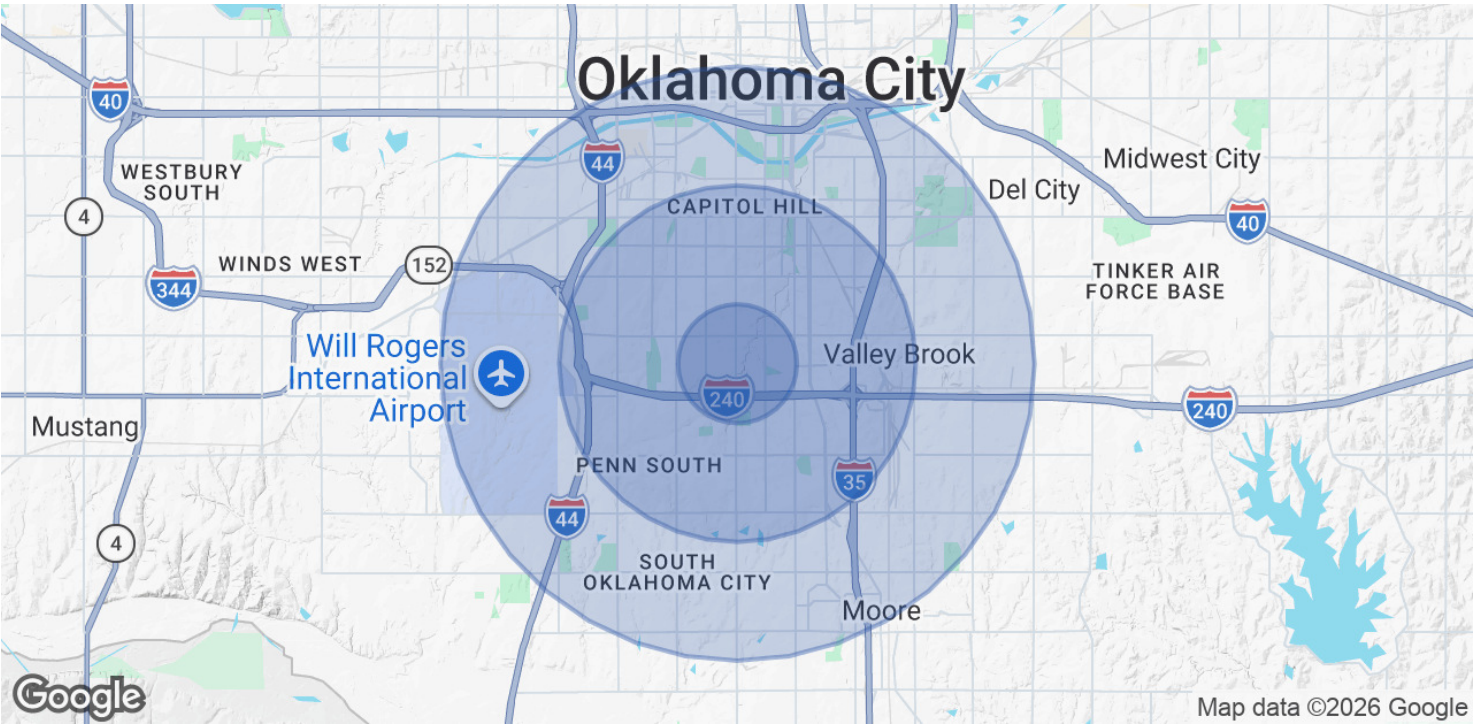
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	14,902	114,265	209,994
Average Age	33.4	32.8	34.2
Average Age (Male)	32.2	31.3	32.8
Average Age (Female)	32.4	34.0	35.3

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,615	43,232	78,770
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$50,070	\$59,238	\$69,494
Average House Value	\$129,135	\$127,995	\$158,070

2023 American Community Survey (ACS)

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