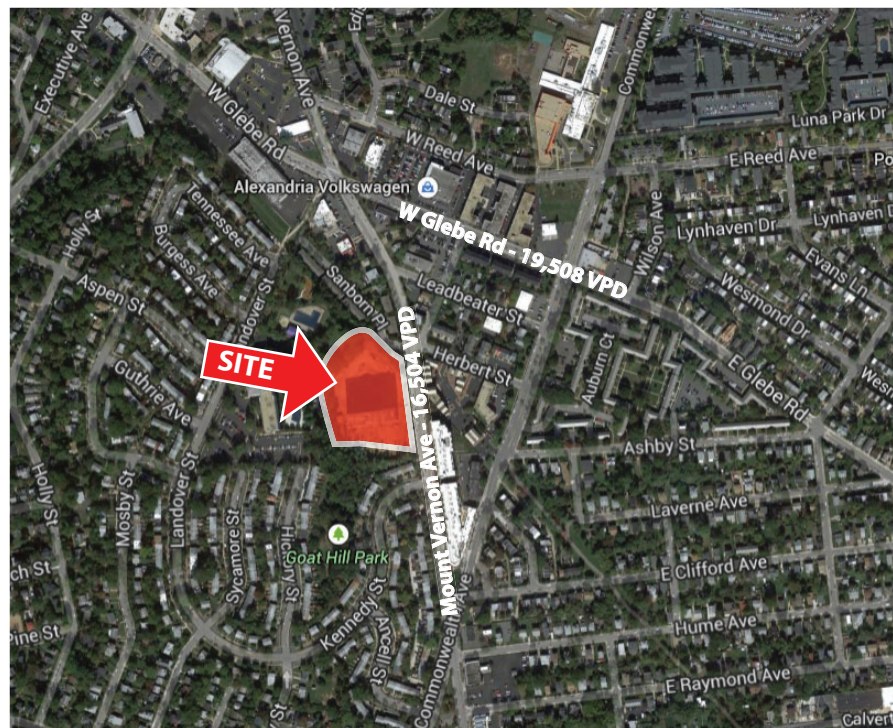


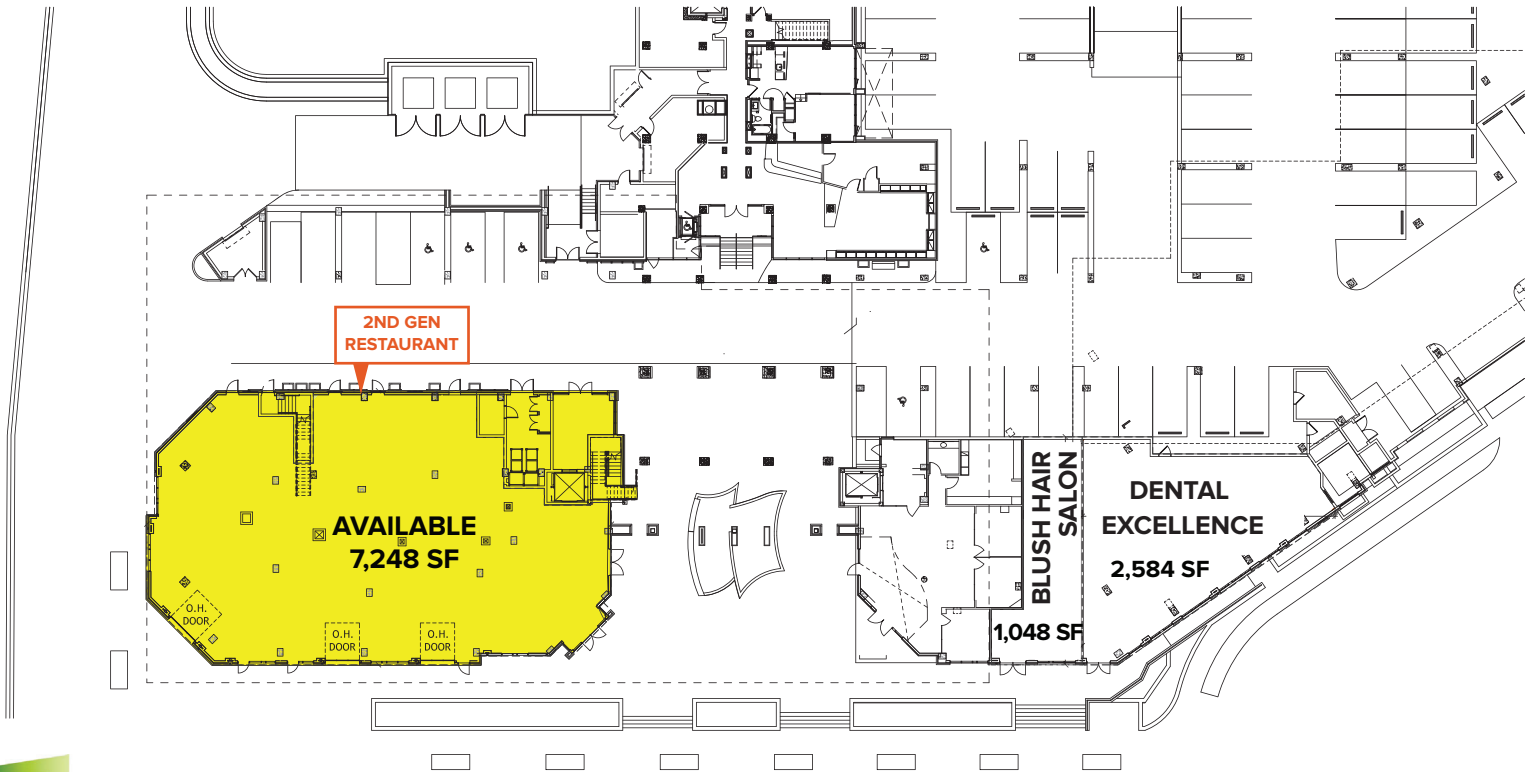


PROPERTY FEATURES:

- 7,248 SF 2ND GEN RESTAURANT SPACE FOR LEASE
- First floor retail in a luxury apartment building with approximately 332 residential units
- Building features a fitness center and 24 hour concierge
- Abundant retail parking
- Affluent daytime population with an average household income of \$140k+ within one mile
- Available for immediate delivery



	Population	Avg HH Income	Daytime Population
1 Mile	30,573	\$141,094	9,397
3 Miles	204,780	\$126,410	126,875
5 Miles	596,806	\$113,369	587,877



Opening doors to the future

MOUNT VERNON AVENUE - 16,504 VPD

