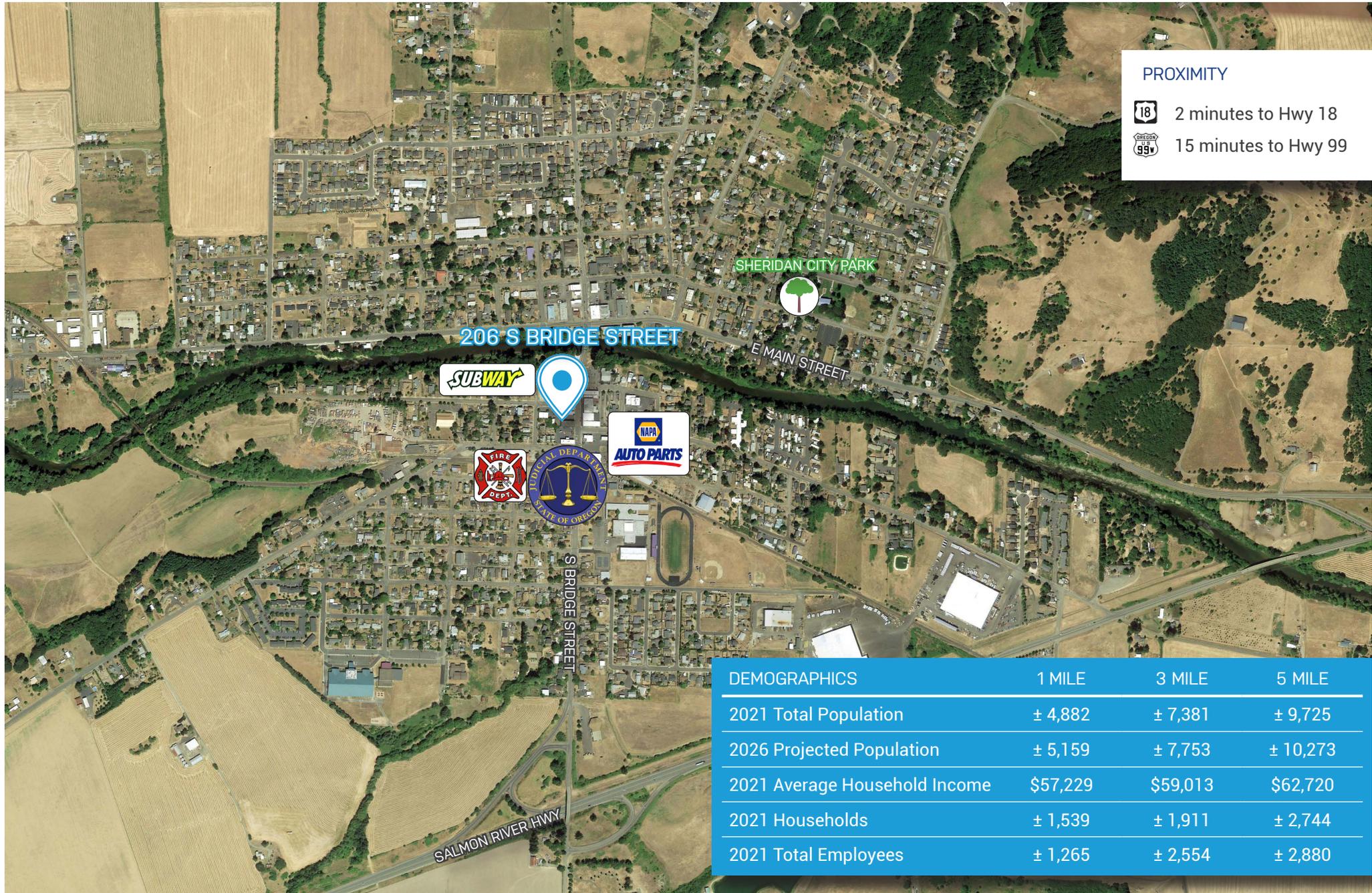


FOR LEASE OR SALE

- Building Size: ± 3,000 SF
- Type: Single story freestanding retail building
- Site Size: ± 12,472 SF
- Parking: ± 14 stalls
- Zoning: C - Commercial
- Located in an Opportunity Zone
- Drive through
- High traffic count of over 3,600 vehicles passing per day
- Available June 2022
- Please call for rates and pricing guidance

DOWNTOWN SHERIDAN LOCATION



PROXIMITY

-  2 minutes to Hwy 18
-  15 minutes to Hwy 99

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
2021 Total Population	± 4,882	± 7,381	± 9,725
2026 Projected Population	± 5,159	± 7,753	± 10,273
2021 Average Household Income	\$57,229	\$59,013	\$62,720
2021 Households	± 1,539	± 1,911	± 2,744
2021 Total Employees	± 1,265	± 2,554	± 2,880