

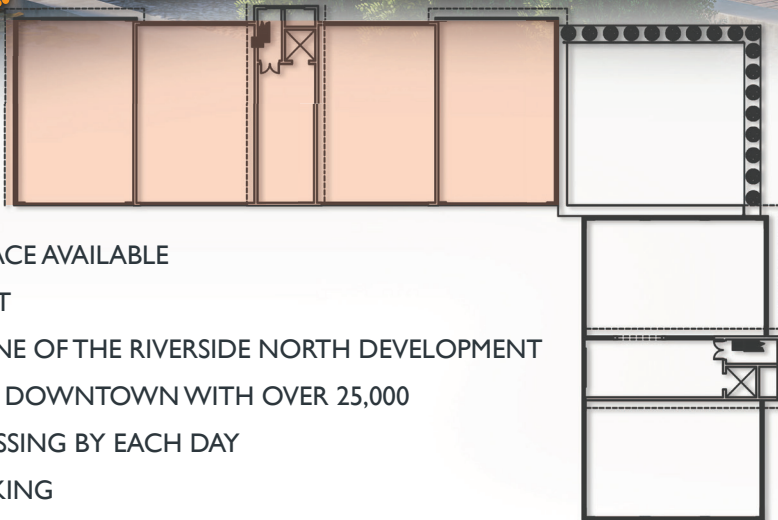
COMING SOON!

7 COPELAND AVENUE

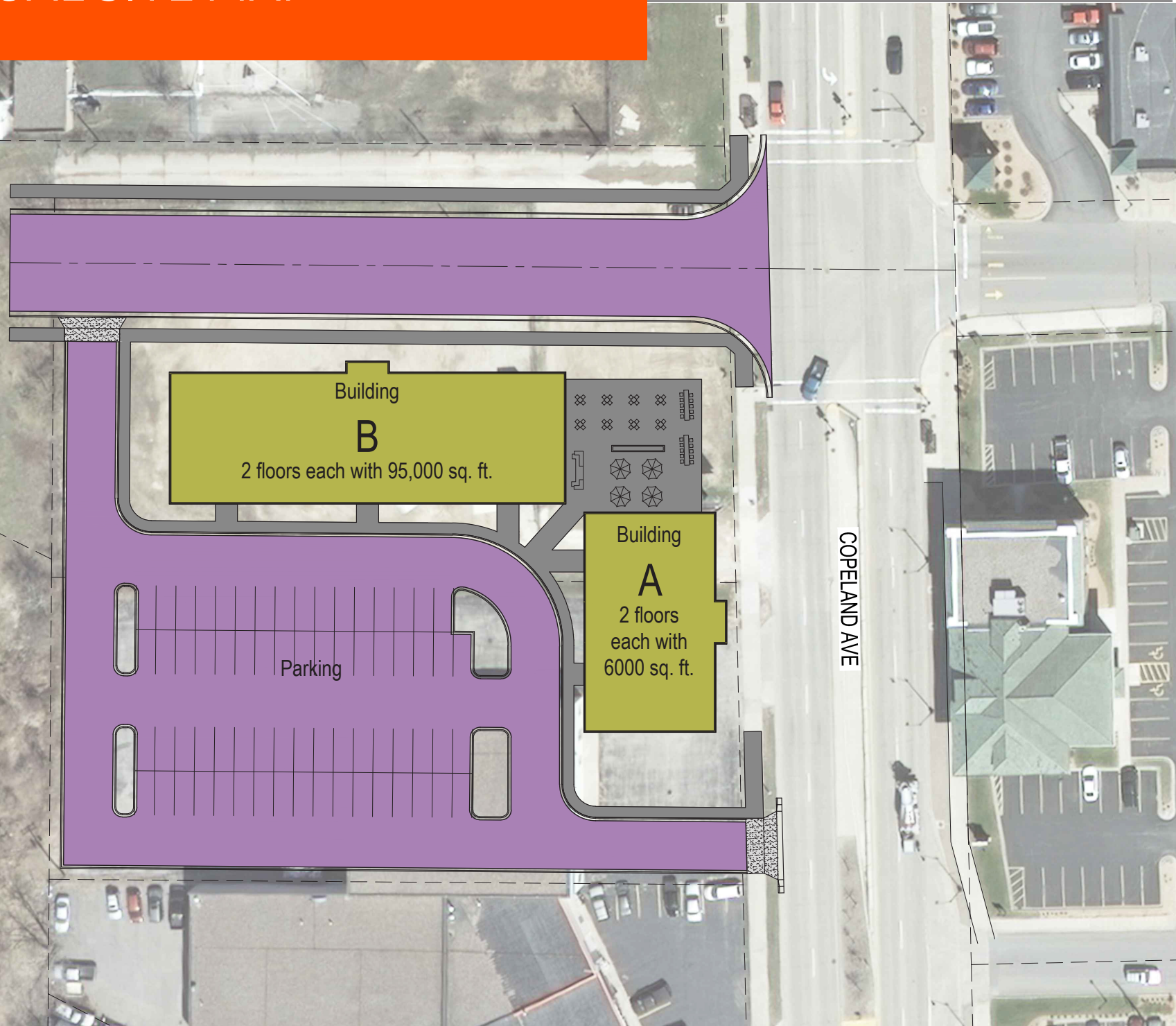


Space available!

- 20,000+ SF SPACE AVAILABLE
- BUILD TO SUIT
- CORNERSTONE OF THE RIVERSIDE NORTH DEVELOPMENT
- GATEWAY TO DOWNTOWN WITH OVER 25,000 VEHICLES PASSING BY EACH DAY
- ON-SITE PARKING



CONCEPTUAL SITE MAP



PRIME LOCATION

High-traffic thoroughfare



Accessible to new, booming neighborhoods



Hard corner with ingress and egress traffic

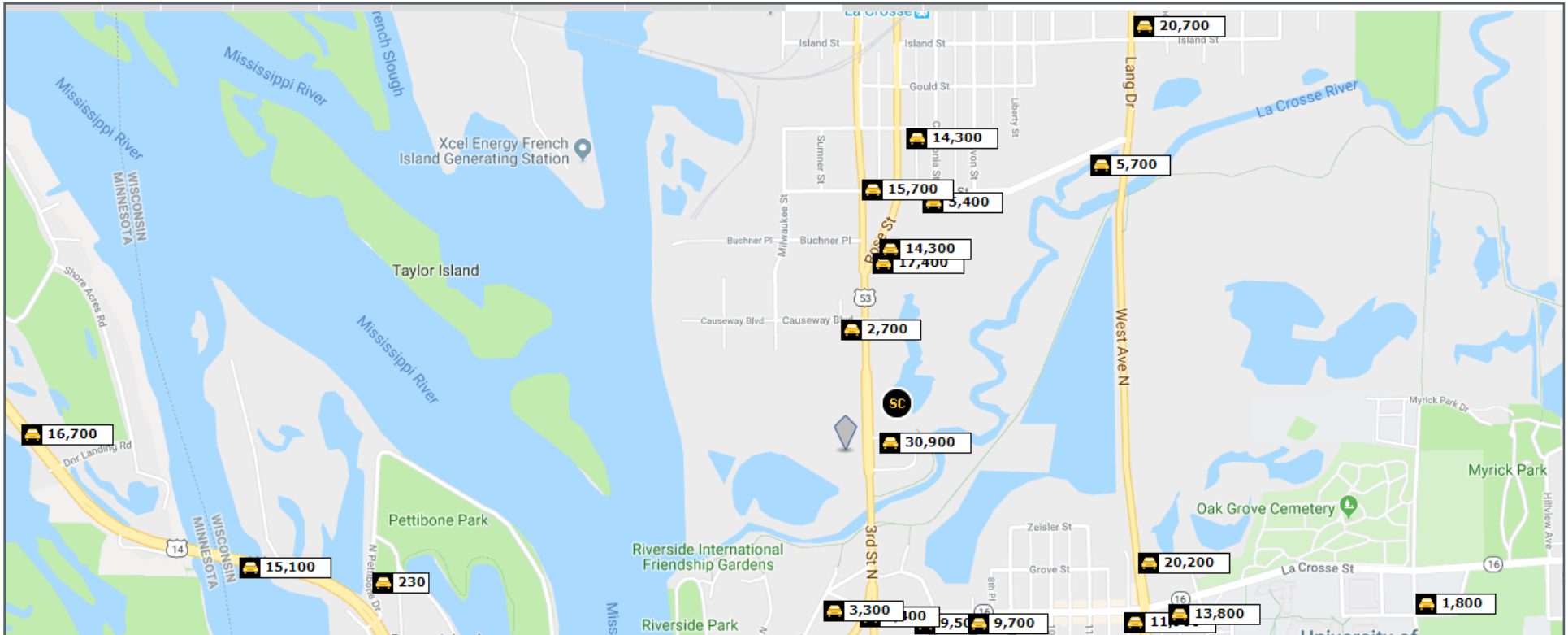
In the center of a revitalization zone



Accessible to new, booming neighborhoods

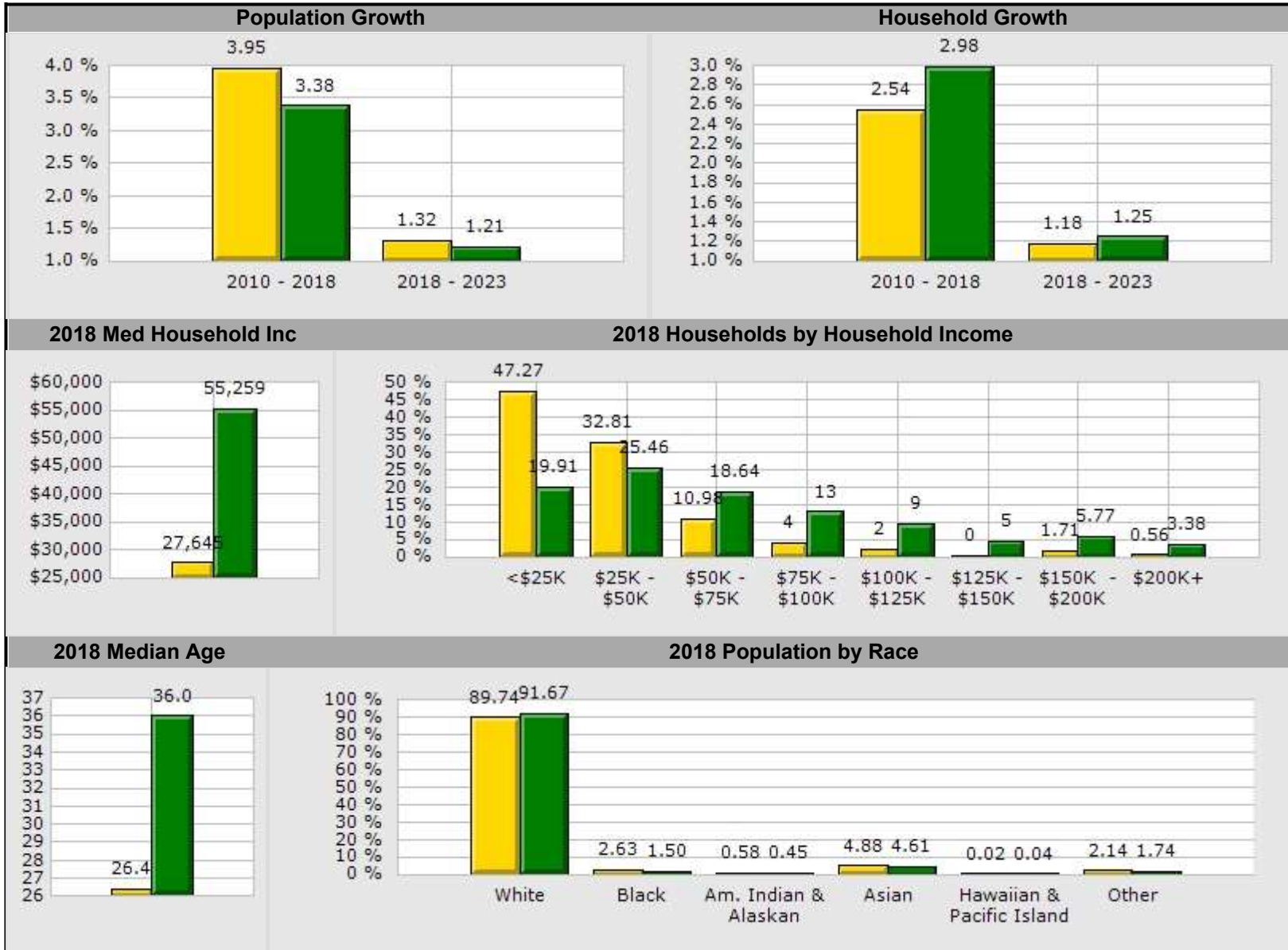


TRAFFIC COUNTS



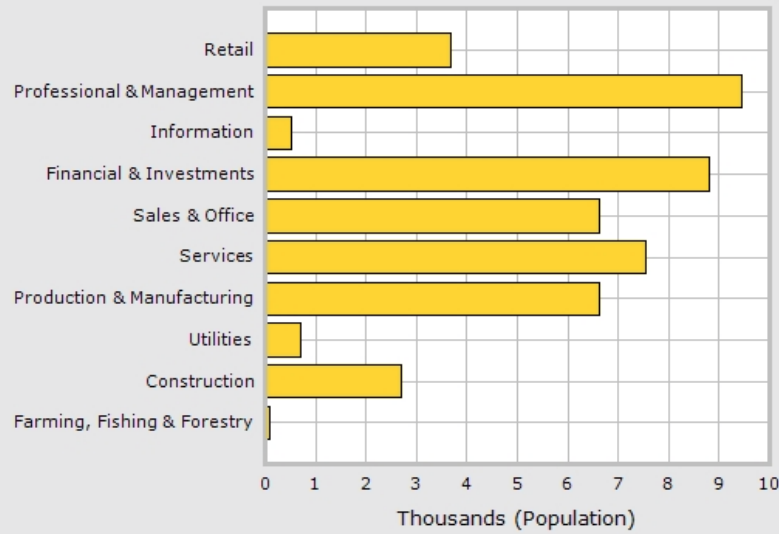
	Street	Cross Street	Cross Str Dist	Count Year	Avg Daily Volume	Volume Type	Miles from Subject Prop
1	River Bend Rd	Copeland Ave	0.02 W	2017	30,900	MPSI	.07
2	Causeway Blvd	Sumner St	0.03 W	2017	2,700	MPSI	.24
3	2nd St N	la Crosse St	0.02 NE	2017	3,300	MPSI	.28
4	la Crosse St	4th St N	0.03 SE	2017	4,400	MPSI	.28
5	la Crosse St	7th St N	0.04 E	2017	9,500	MPSI	.32
6	la Crosse St	8th St N	0.01 E	2017	9,700	MPSI	.37
7	Copeland Ave	Rose St	0.02 NE	2017	17,400	MPSI	.37
8	3rd St N	3rd St	0.02 NE	2017	11,100	MPSI	.37
9	Rose St	Copeland Ave	0.01 SW	2017	14,300	MPSI	.40
10	4th St N	Badger St	0.04 N	2017	11,200	MPSI	.41

DEMOGRAPHICS

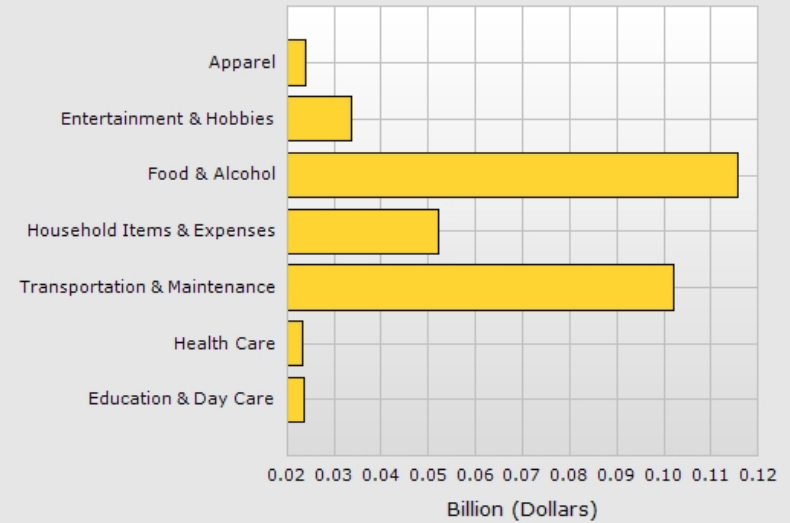


DEMOGRAPHICS, cont.

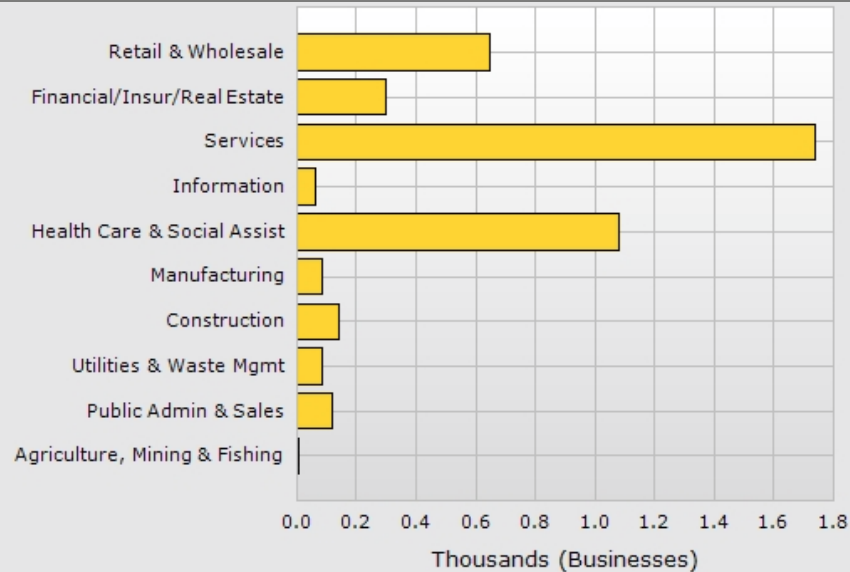
Employment by Occupation



Consumer Spending Totals



Businesses in 3 miles



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- 1) The Offering Brochure and its contents are confidential;
- 2) You will hold it and treat it in the strictest of confidence;
- 3) You will not, directly or indirectly, disclose or permit anyone else to disclose this Offering Brochure or its contents in any fashion or manner detrimental to the interest of the Seller or Landlord; and
- 4) By accepting this material, you are not entering into a co-broker relationship with Three Sixty, the Landlord or Seller. Neither Three Sixty, Landlord nor Seller has any obligation to pay a commission to outside brokers unless agreed to via a separate agreement
- 5) The Property and improvements described in this Offering Memorandum are being offered for sale on an "As Is, Where Is" basis without representations or warranties. Owner and Three Sixty expressly reserve the right, at their sole discretion, to reject any and all expressions of interest or offers to purchase the Properties and to terminate discussions with any person or entity reviewing this Offering Brochure or making an offer to purchase the Property unless and until a written agreement for the purchase and sale of the Property has been fully executed and delivered.

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Plan. Develop. Manage.

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