



PROPERTY **DESCRIPTION**

AVAILABLE PREMISES

Building (Parcel 160-L-203)

- Entire 8,248 SF Building
 - 1st Floor 4,124 SF
 - 2nd Floor 4,124 SF
 - Full basement for storage or back of the house uses

Site Size

• Approximately 0.32 acres of 13,939 SF

<u>Surface Parking and Drive-Thru ATM</u> (<u>Parcel 160-L-200)</u>

- 10,000 SF surface lot with two points of access
- 19 surface spaces (plus 3 adjacent to building)
- Drive-thru ATM structure

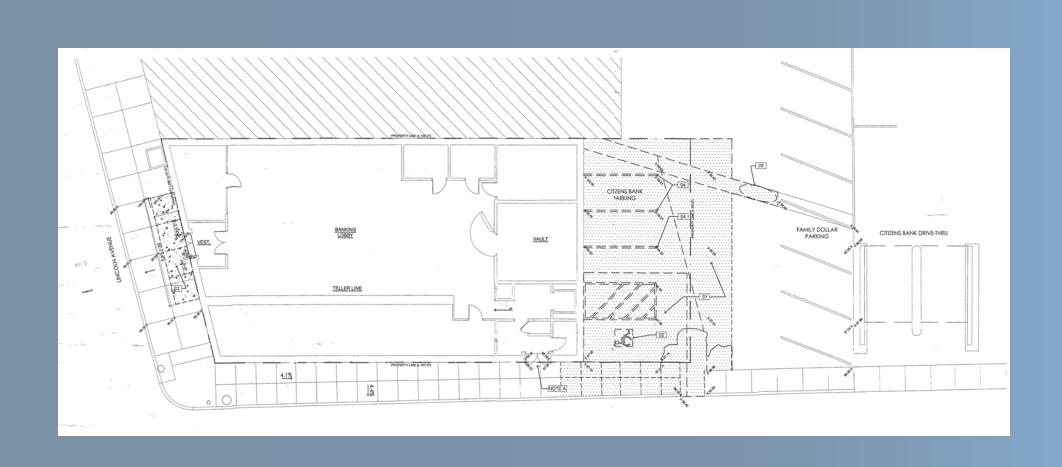
PROPERTY **HIGHLIGHTS**

- Located on a signalized corner in Bellevue's commercial district
 - Walkable community with a mix of residential and business uses
 - MU / Mixed Use Zoning (Bellevue Borough) office, retail, medical or mixed-use opportunities
- First floor provides over 18' clear high with large windows providing significant daylight
- Value add opportunity to renovate or repurpose 2nd floor. Full basement for storage or back of the house uses
- Property includes surface lot with 22 off-street parking and an existing drive-thru ATM kiosk building
- Ability to lease the ATM drive-thru separately





FLOOR PLAN





INTERIOR PHOTOS



Built-Out Exam Room



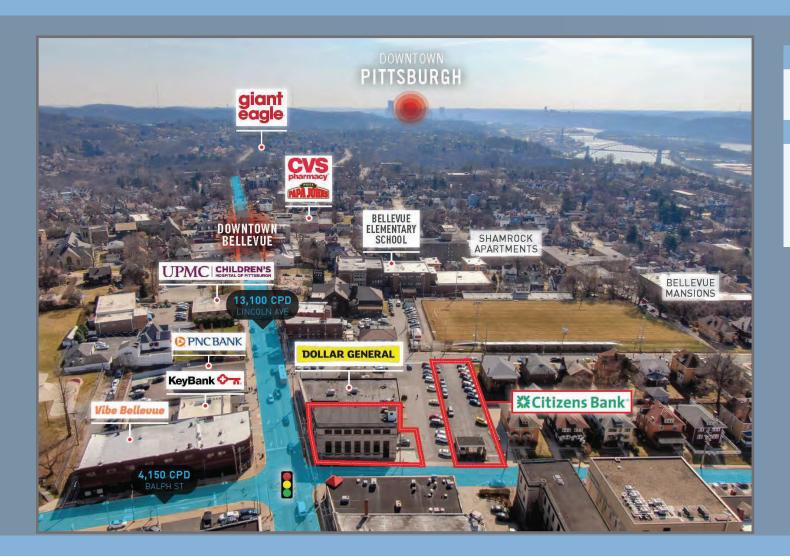






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PROPERTY LOCATION



AVERAGE DAILY TRAFFIC 13,631 Vehicles Daily – Lincoln Avenue DEMOGRAPHICS 1-MILE 3-MILES 5-MILES Population 15,580 81,842 199,220 Avg. HH Income \$68,862 \$73,167 \$85,316



