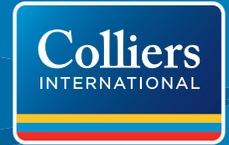


FOR SALE > RETAIL

Fully Leased Retail

3101 PENLAND PARKWAY, SUITE M89 ANCHORAGE, ALASKA



Property Information

- > Sale price: \$2,950,000
- > Building size: 24,825 SF
- > Ceiling clear height: 20'
- > Fully leased through 2026
- > 2% annual increases
- > NOI: \$215,472/year
- > The building is on a ground lease
- > that runs until 02/28/2046
- > Built in 1995

DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population			
2017 Estimated	17,431	95,663	171,580
2022 Projected	18,011	97,780	175,363
Households			
2017 Estimated	5,805	35,585	64,107
2022 Projected	5,951	36,176	65,195
Income			
2017 Median HHI	\$51,010	\$59,095	\$62,713
2017 Average HHI	\$63,553	\$79,092	\$80,655
2017 Per Capita	\$21,925	\$30,933	\$31,305

Information provided by ESRI Business Analyst

Jim Wood
+1 907 230 2025
jim.wood@colliers.com

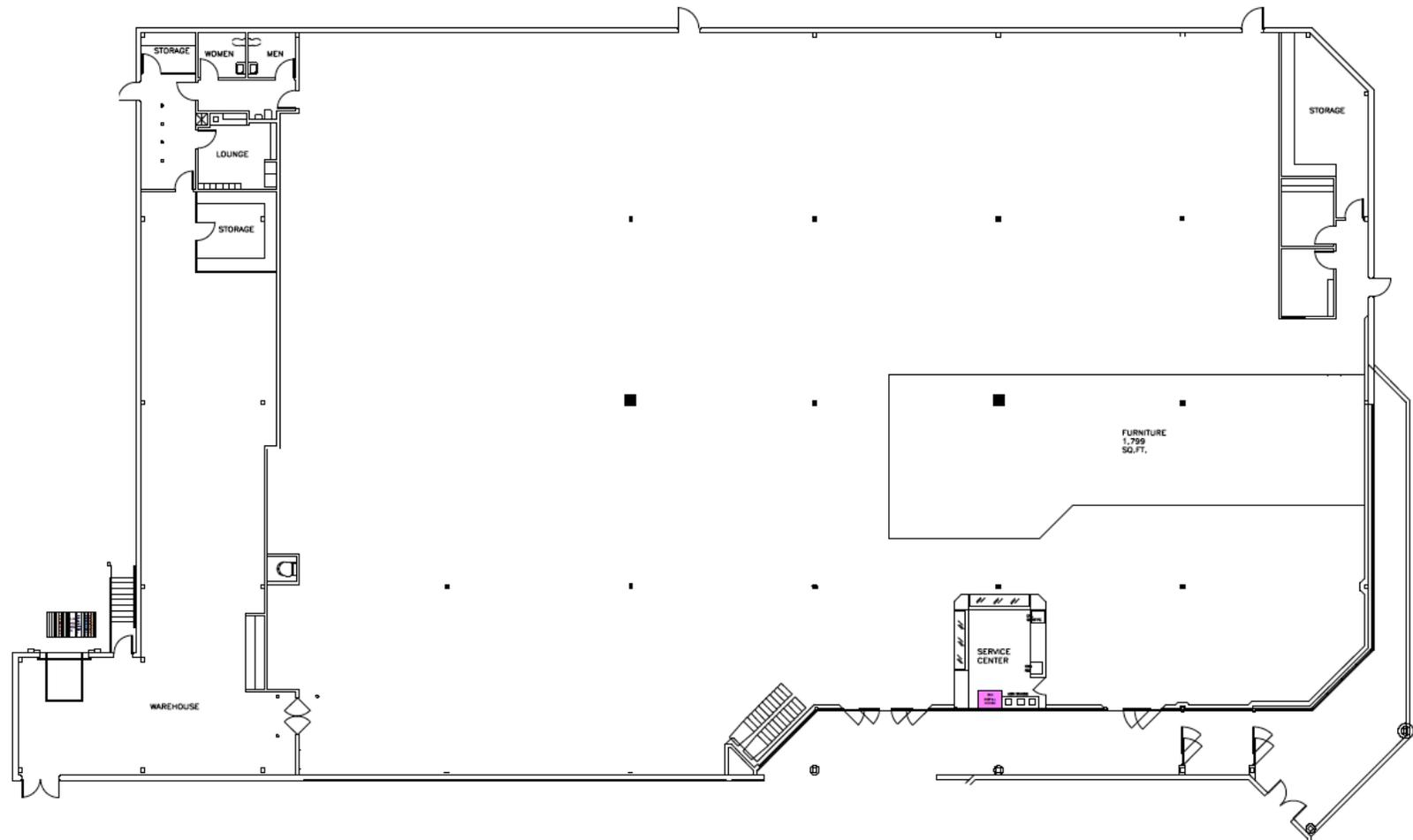
Elisha Martin
+1 907 561 5155
elisha.martin@colliers.com

Colliers International
6550 S Millrock Dr | Suite 200
Salt Lake City, UT 84121
P: +1 801 947 8300

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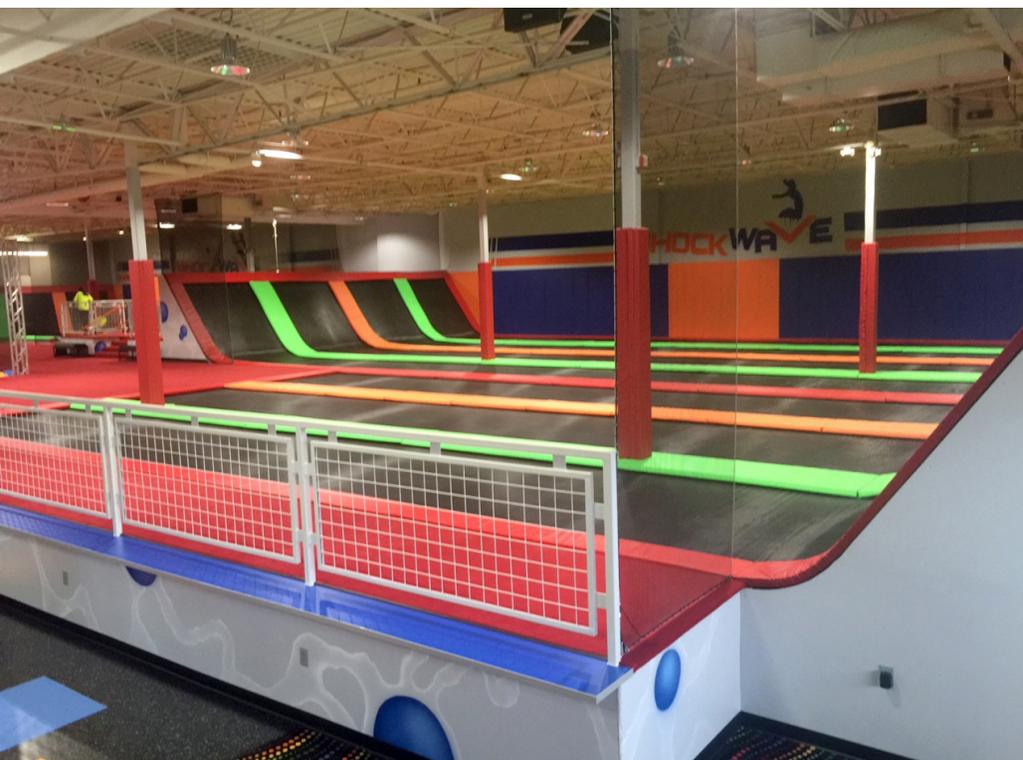
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INTERIOR/TENANT PHOTOS



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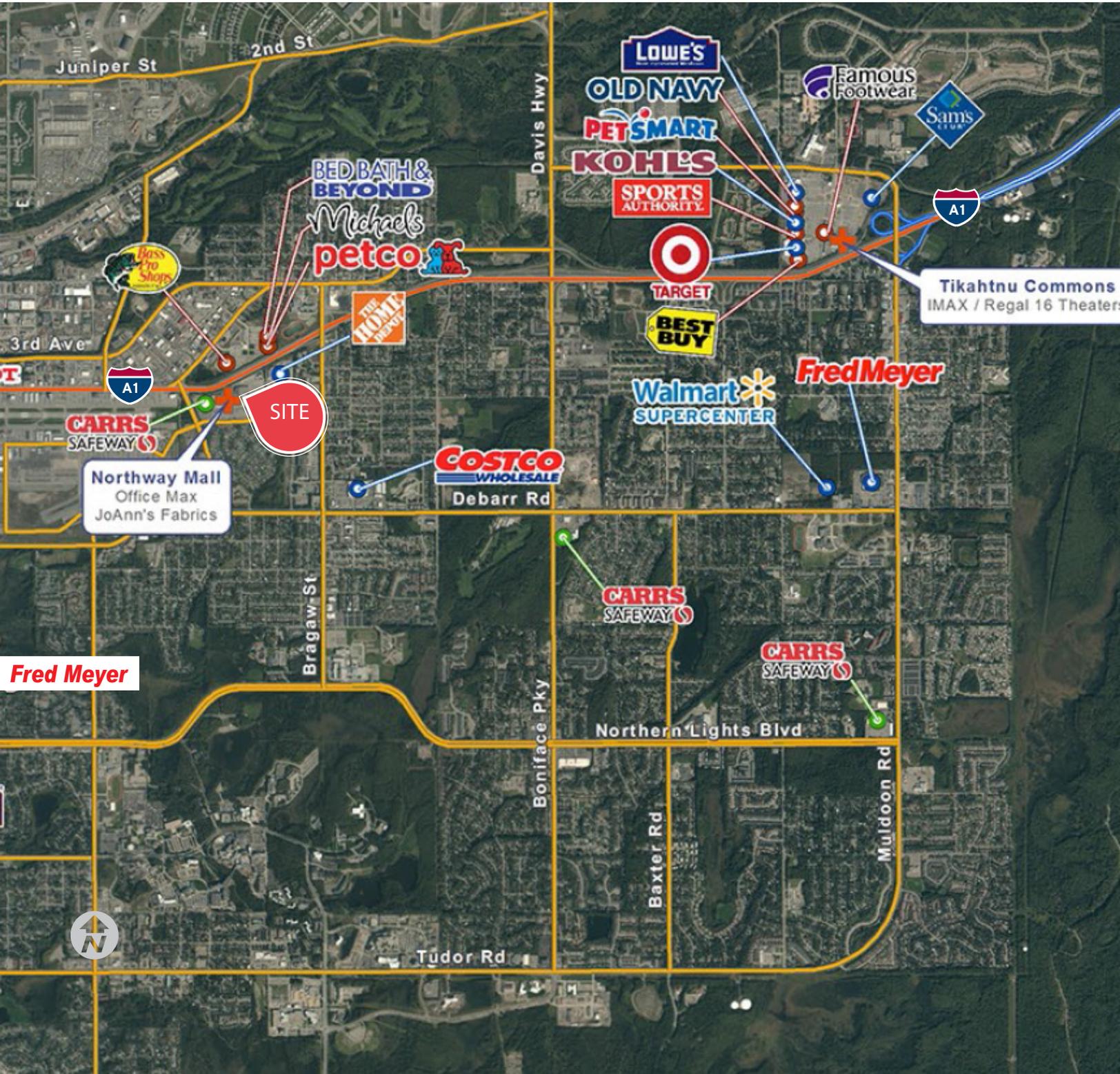
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