

**363 PEQUOT AVE – SOUTHPORT**

# RARE SOUTHPORT INVESTMENT OPPORTUNITY

**ASKING PRICE & SQUARE FOOTAGE**
**SQUARE FOOTAGE = 2,082 +/-**
**ASKING PRICE: \$1,295,000**


## DEMOGRAPHICS, DESCRIPTION & LOCATION

CATEGORY	1 MILE	3 MILES	5 MILES
<b>POPULATION</b>	5,252	36,282	100,682
<b>HOUSEHOLDS</b>	2,262	13,422	39,612
<b>HH INCOME</b>	\$207,177	\$207,211	\$163,120

*Excellent purchase for rare opportunity in the heart of downtown Southport! First floor retail, sizable second floor residence. Sitting just a couple blocks from the train station and the new Equinox gym. Ideal purchase for any investor as well as anyone looking to reside by the Harbor!*


**[WWW.CBCFG.COM](http://WWW.CBCFG.COM)**
**CALL TO SCHEDULE YOUR APPOINTMENT  
NOW AT 203-254-2061!!!**





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# 1ST FLOOR RETAIL SPACE





363 PEQUOT AVENUE – SOUTHPORT

# SPACIOUS 2ND FLOOR APARTMENT

