



FOR SALE/SPACE FOR LEASE | Call for Details ASKING PRICE ~~\$995,000~~ \$850,000

KEY FEATURES

- 3.9 ± Acres
- Zoned C-2, Will Divide
- 27,500 AADT
- Approved for 19,000 ± SF
- Entry Access Road Built
- Adjacent New Extra Space Storage
- Sewer and Water to Site

Prime Uses:

- Car Wash
- Quick Serve Restaurant
- Retail Center
- Auto
- Bank
- Coffee Drive-Thru
- Insurance
- Discount Retailer
- Convenience Store
- Grocer
- Office/Medical

Demographics	3 Mile	5 Mile
2021 Pop.	30,153	92,527
2026 Pop.	33,597	102,767
2021 Med. Inc.	\$46,170	\$44,871



For more information please contact:

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