



## Combie Plaza Commercial Center

Located in South Nevada County near HWY 49



Long established commercial center adjacent to high traffic counts along Combie Rd. and State HWY 49.

- Built progressively beginning in 1971
- 15 flex units totaling approximately 14,744 sq.ft.
- Paved Parking 100 defined spaces and 6 handicap spaces
- Approximately 770 lineal feet of frontage
- Public water and sewer
- Single level access to all units
- Approximately 3.75 AC

**Offered  
At  
\$2,400,000**



Area data:

- 12,500+ daily trips per 2017 NC Traffic Study
- Serving Lake of the Pines Development with over 2,000 homes
- Local Area Population exceeds 6,800
- Elevation 1,516'
- Median income \$110,000/yr.
- Median age 54.5 yrs.
- Median home value \$605,000
- K-12 Private and Public Educational opportunities