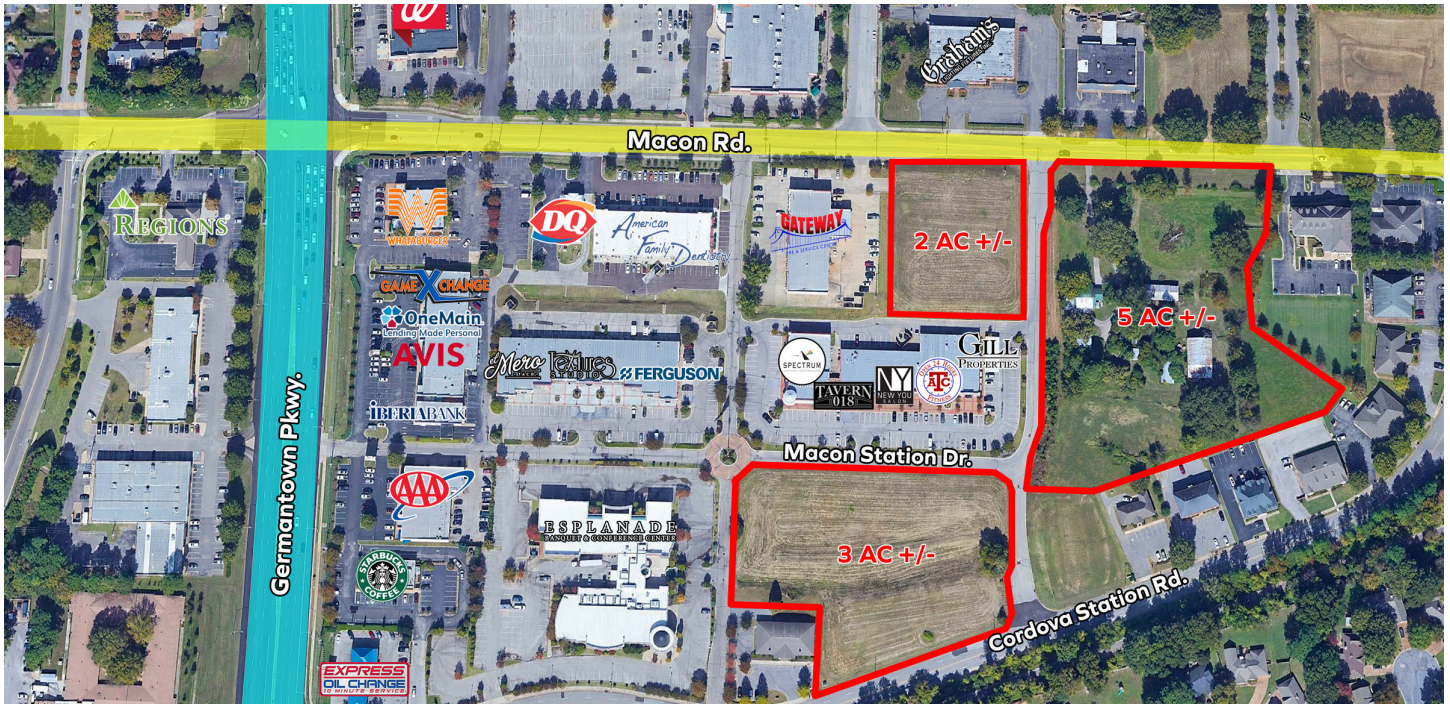


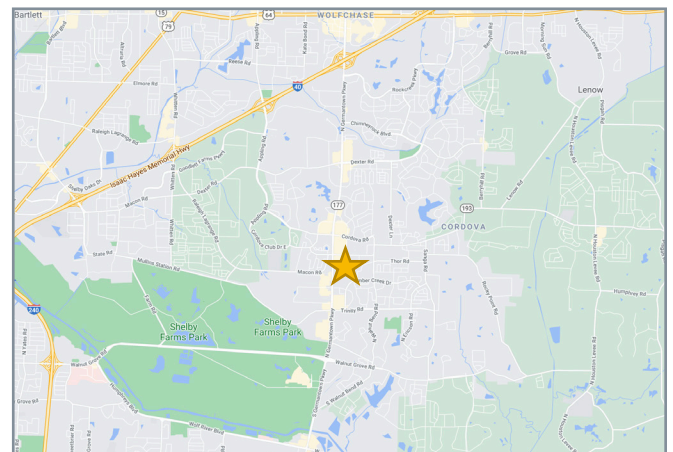
LAND FOR SALE

Cordova Station Land | 10.1 Acres Office, Retail, & Mixed Use Land



PROPERTY HIGHLIGHTS

- ◇ Fronting Macon Rd. & Cordova Station Rd. just East of Germantown Pkwy
- ◇ One of the last undeveloped parcels in the Germantown Pkwy corridor
- ◇ 700 ft of frontage on Macon Road
- ◇ 300 ft of frontage on Cordova Station
- ◇ All utilities available in the right-of-way
- ◇ Zoning: CMU-1
- ◇ Uses permitted include retail, office, mixed-use, assisted living, condominiums, and apartments



DEMOGRAPHICS	1 MI	3 MI	5 MI
Population	10,206	59,427	152,736
Households	4,481	24,233	59,149
Avg. HH Income	\$77,186	\$83,748	\$95,199
Daytime Employment	7,762	29,561	107,537

TRAFFIC COUNTS: Germantown Pkwy. 53,597 VPD
Macon Rd. 10,268 VPD

FOR MORE INFORMATION:

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