





## **PROPERTY DETAILS**

Land Size	0.38 Acres
<b>Ground Lease Rate</b>	\$45,000/YR
Lease Type	Absolute Net
Sale Price	\$410,000

## **PROPERTY HIGHLIGHTS**

Pad Site across the street from Walmart Supercenter

Visibility and access from I-40, which boast 28,800 VPD

Site adjacent to brand new What-A-Burger

## **SNAPSHOT**



Estimated Vehicles/Day I-40 28,800 VPD



Avg. HH Income 3 mi Radius \$82,548



Population 3 mi Radius 13,277