

**FOR SALE OR LEASE**

# 1.0 ACRE AVAILABLE

## Property Highlights

- 1.0 acre development site located at Webster Woods Plaza in Webster.
- Owner will consider a sale, groundlease, or build-to-suit.
- Located at the intersection of Ridge Road and Five Mile Line Road, approximately 1 mile south of Route 104 and within 1.5 miles of both Webster High Schools.
- Highly visible site in a prime commercial corridor near retailers including: Wegmans, Target, Lowes, BJ's, Dick's Sporting Goods, TJ Maxx, and Hobby Lobby.
- Placer A.I. report shows 420,500 annual visitors to Webster Woods Plaza. (See trade area map on subsequent page)

Demographic Summary	1 Mile	3 Miles	7 Miles
Population	5,899	46,538	109,299
Households	2,641	20,770	48,932
Median H.H. Income	\$88,914	\$94,767	\$92,263
Source:	ESRI		



## EXCLUSIVE CONTACT

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