

PROMINENT ANCHOR SPACE AVAILABLE FOR LEASE | MADERA, CA



Location: 1333 Country Club Drive
NEC of Country Club/Sherwood
Madera, CA

Availability: ±28,560 SF (former 99 Cents Only)

Rental Rate: Please Contact Agent

Zoning: C1 (Light Commercial, City of Madera)

Traffic Counts:

Country Club Drive:	14,000 ADT
Cleveland Avenue:	6,200 ADT
Highway 99:	66,800 ADT

Demographics:

	<u>1 mile</u>	<u>2 mile</u>	<u>3 mile</u>	<u>5 mile</u>
Population	13,756	51,844	75,375	84,844
Avg HH Income	\$79,709	\$87,157	\$96,554	\$96,556

- Property Features:**
- Co-tenancy with Vallarta, dd's Discounts, Harbor Freight Tools, Goodwill, O'Reilly Auto Parts, Carl's Jr. and Dutch Bros
 - Positioned in close proximity to Highway 99
 - Immediate availability



For further information, please contact:

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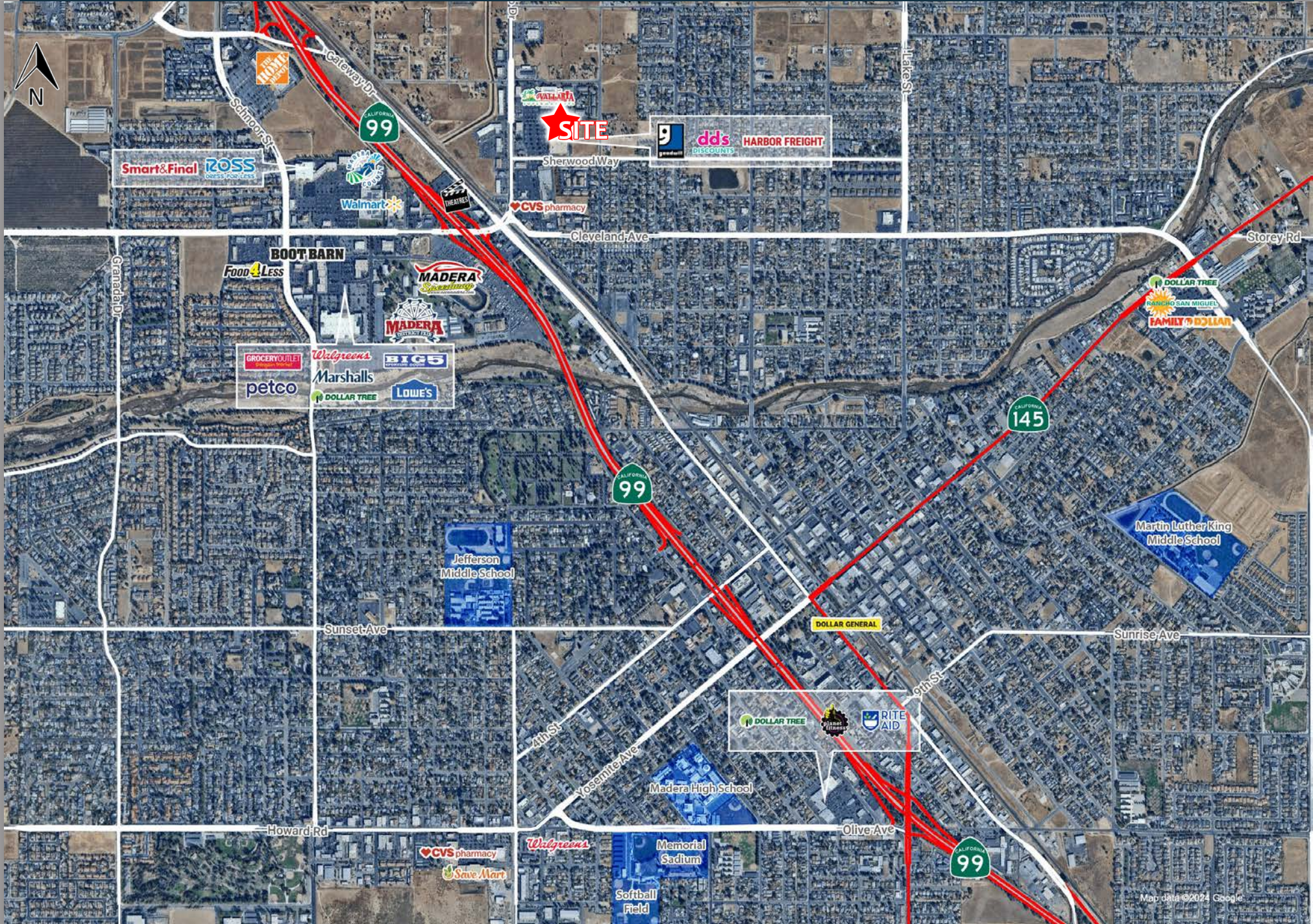
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