



OVERVIEW

- **Available** - 3,608 SF second-generation free standing auto repair shop on 0.34 AC, **available for Lease or Ground Lease**—ideal for automotive users or redevelopment.
- **Visibility & Access:** Prime frontage on Westnedge Ave (35,000+ VPD) with full access and maximum exposure in a high-traffic retail corridor.
- **Retail Co-Tenancy:** Positioned in a dominant retail hub, surrounded by top national brands like Chick-fil-A, Chipotle, Panera Bread, and more

AREA RETAILERS



DEMOGRAPHICS

1 Mile

3 Miles

5 Miles

POPULATION

2024 Estimate 6,947 45,329 114,189

2029 Projection 6,916 45,022 114,038

Median Age 36.4 37.8 33.7

INCOME

Average 63,268 86,417 82,593

Median 53,606 66,935 62,283



