

±1.5 AC AVAILABLE FOR SALE/LEASE



**SQ LAURELWOOD DR & FERREE ST
SAN BERNARDINO, CA**



PROPERTY FEATURES

- ±1.5 Acres Available For Sale or Lease.
- Directly positioned on the I-10 Freeway and S. Tippecanoe with over 38,000 cars per day.
- High profile pad opportunity located directly across from San Bernardino Costco which has over 175,000 monthly visits per Regis Online Digital Data.
- One exist East of I-10 Freeway & 215 Freeway Interchange.
- Convenient access heading North, South, East and West bound.
- High exposure frontage along S. Tippecanoe.
- High Retail Synergy within immediate intersection.
- Immediately adjacent to Raising Cane's at the off ramp of the I-10 Freeway & S. Tippecanoe.
- Surrounded by an abundance of residential.

5 MILE RADIUS DEMOS

262,554
POPULATION



\$94,291
AVERAGE
HOUSEHOLD
INCOME

**DAYTIME
DEMOGRAPHICS**

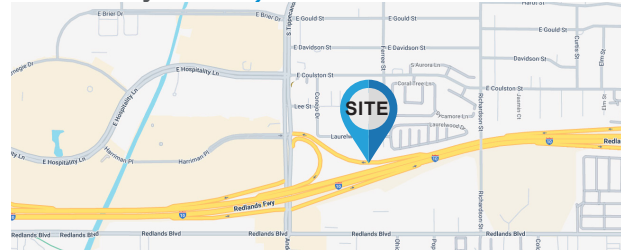
181,580

TRAFFIC COUNTS

S Tippecanoe Ave: ±24,109 CPD

Harriman Place: ±14,699 CPD

I-10 Freeway: ±195,270 CPD



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