

±3.96 AC LAND LEASE
LEASE RATE: \$5.00 PSF

CORNER LOT - LAND LEASE AVAILABLE



PROPERTY DESCRIPTION

Lot 379 is a 3.96-acre flat parcel with 554' of frontage on Route 116 and 336' of frontage on Route 7. The parcel is shadow anchored by Tavolo Wine Bar & Tuscan Grille, Condesa Restaurant, Dunkin', 7-Eleven and Citgo.

The site sits on the corner diagonal to Navigant bank and is highly visible from both directions of travel.

Traffic at the intersection is on daily average 24,281 cars per day.

LOCATION HIGHLIGHTS

- 0 George Washington Highway Route 116 (Plat 46, Lot 379)
- Direct access to Route 295 from Route 7
- Highly visible traffic light-controlled corner
- Intersection traffic count: 24,281 vpd

| Demos (Radius) | 1 mi | 3 mi | 5 mi |
|------------------|-----------|-----------|-----------|
| Population | 2,678 | 15,348 | 68,413 |
| Med. HH Income | \$114,615 | \$105,436 | \$104,300 |
| Total Employees | 2,280 | 14,150 | 34,123 |
| Total Businesses | 177 | 990 | 3,325 |

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