

FORMER FAMILY DOLLAR LOCATION

14,987± SF SINGLE TENANT BUILDING FOR SALE OR LEASE

505 W Clinton Avenue · Fresno, CA 93705 · SWC Clinton & Fruit Avenues



- 14,987± SF Freestanding Building in Central Fresno
- Former Family Dollar Retail Store Location
- 1-Mile from Freeway 99 Ramps at Clinton Avenue

- 1 Mile West of Hamilton K-8 & Fresno High School
- 94,595± Daytime Population within 2-Mile Radius
- 54,174± Average Daily Traffic at Clinton & Fruit

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Property Description:

The subject property is a 14,987±SF former Family Dollar Store located at the southwest corner of Clinton and Fruit avenues in Fresno, CA. The building is located along one of Fresno's major east/west retail corridors, Clinton Ave.

The subject property benefits from its close proximity to State Hwy 99 ramps and nearby retailers including 7-Eleven, Vallarta Supermarkets, Walmart Neighborhood Market and many others.

Parcel Size: 1.11 acres

Building Size: 14,987± SF

Lease Terms: Contact broker.

Sale Price: \$1,650,000

2024 Demographics:

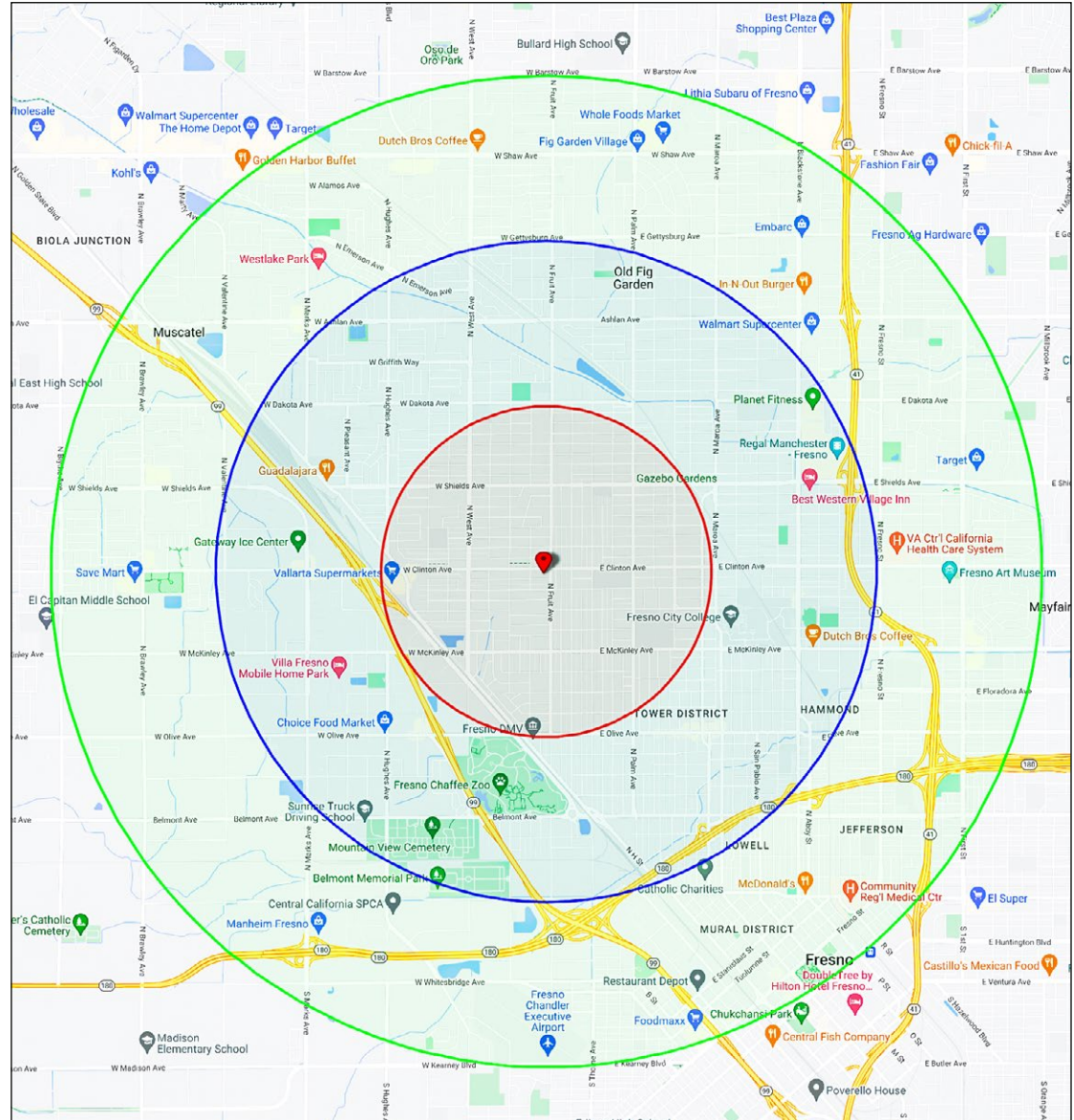
	<u>1 Mile</u>	<u>2 Miles</u>	<u>3 Miles</u>
Total Population:	21,754	74,000	153,425
Total Households:	7,856	25,509	50,473
Avg HH Income:	\$73,141	\$64,858	\$65,778
Daytime Population:	41,402	94,595	186,639

Source: Claritas, L.L.C.

2024 Traffic Counts:

W Clinton Ave (E/W):	36,657 ADT
N Fruit Ave (N/S):	17,517 ADT
Total Daily Traffic Exposure:	54,174 Avg Daily Traffic

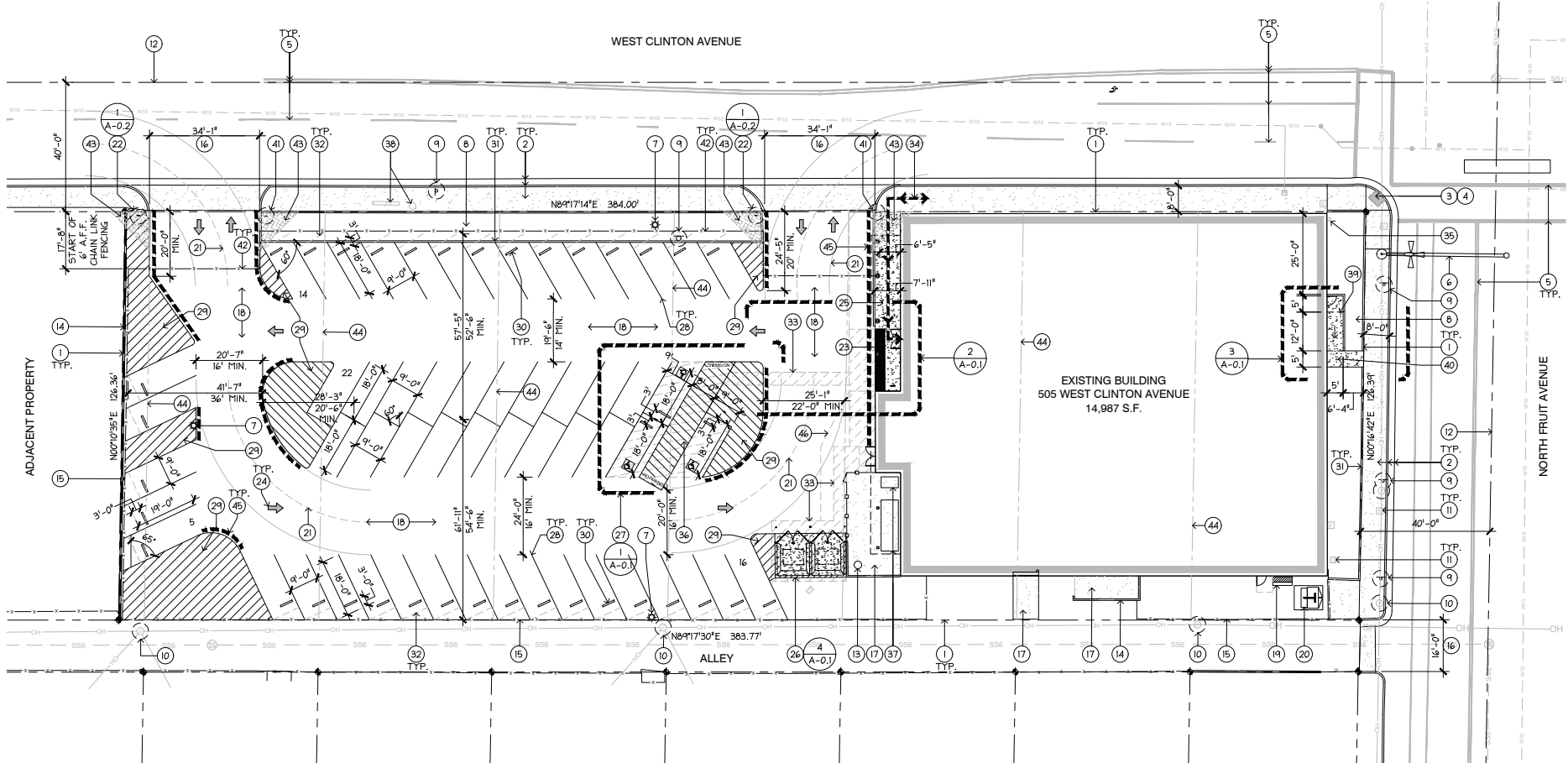
Source: Kalibrate TrafficMetrix



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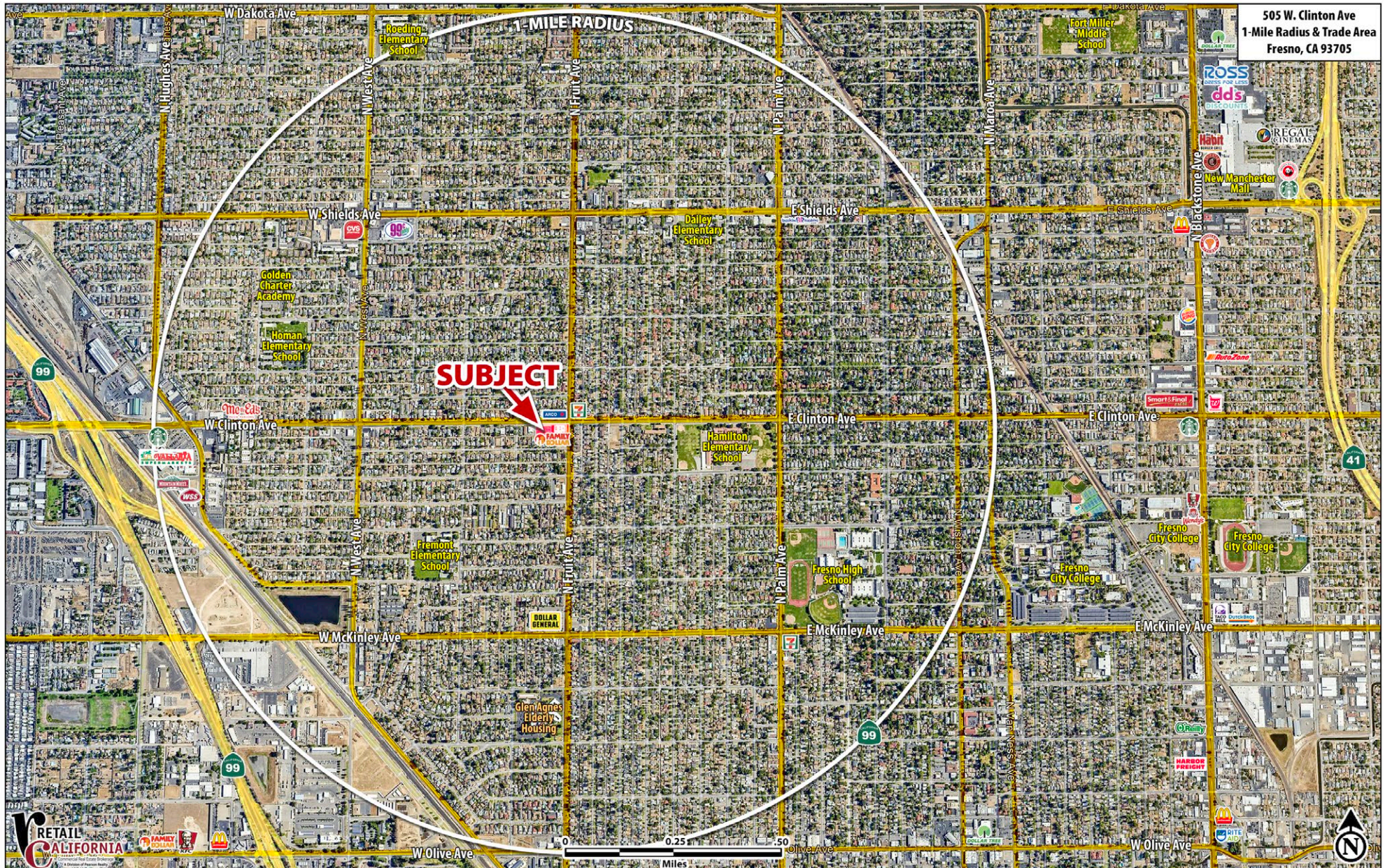
505 W. Clinton Ave · Site Plan



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