



**PROPERTY DESCRIPTION**

**Join Distinctive Car Wash!** Build to suit or ground lease opportunity. The property is located adjacent to Walgreen's and across the street from CVS and Delaware Park along the heavily traveled Route 7.

**BULLETS HEADLINE**

- **Available:** 22.21 acres
- **Lease Rate:** TBD
- **Traffic Counts:** 55,000+ AADT

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Population	5,749	60,566	202,324
Total Households	2,505	24,703	82,657
Average HH Income	\$68,816	\$80,667	\$82,089
Median Age	39.6	39.7	39.7



For More Information, Contact:

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**DSM Commercial**  
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3304 Old Capitol Trail  
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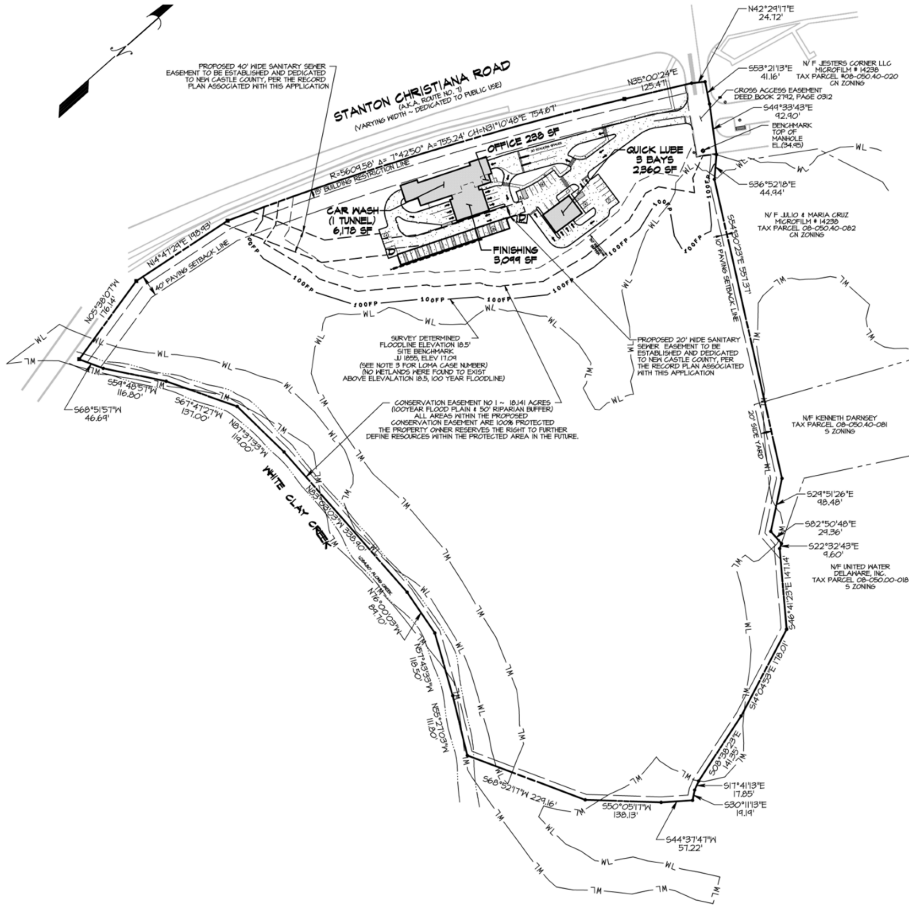


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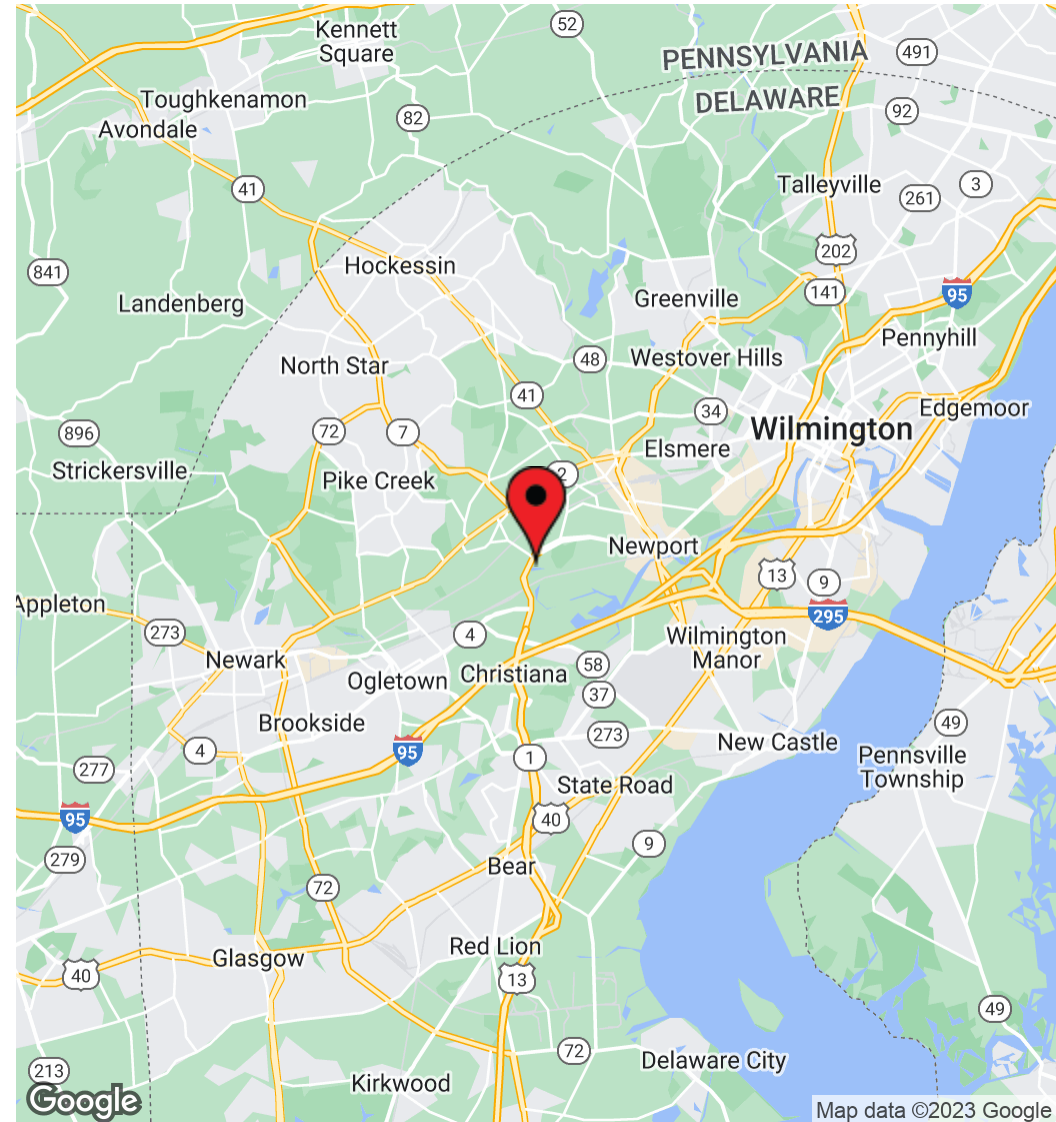
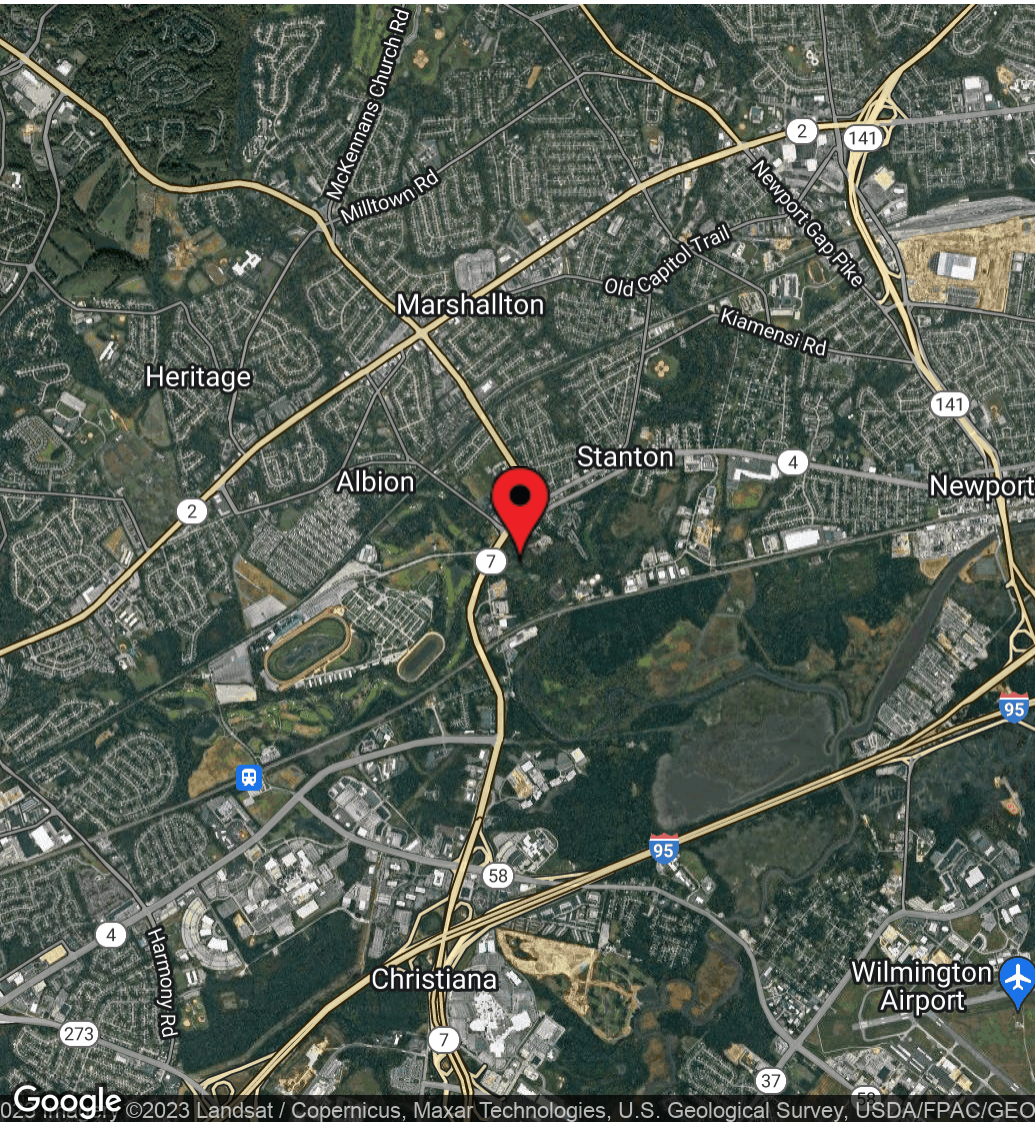


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