



UNITED RETAIL SERVICES

COMMERCIAL AND RESIDENTIAL REAL ESTATE

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👤 JOHN ERGISI



## 1111 DAWSON ROAD

### STRONG CONTINUOUS GROWTH

NATIONAL TENANTS, RESIDENTIAL DEVELOPMENTS & HOTELS WITHIN 1 MILE RADIUS

### ATTRACTIVE RENOVATION

ENTIRE PROPERTY RENOVATED LATE 2023

### GREAT LOCATION

HIGH-TRAFFIC RETAIL LOCATION WITH HEAVY AADT DIRECTLY IN FRONT OF PROPERTY

### CAPTIVE TRADE AREA

POPULATION OF 69,048 WITHIN FIVE (5) MILES



## SIZE

### BUILDINGS

3,111 SF

### LAND

.68 ACRES

### PARKING

45 SPACES

2 ADA SPACES

## DEMOGRAPHICS

### POPULATION

1 MI

12,795

### HOUSEHOLDS

1,094

### AVERAGE INCOME

\$31,194

3 MI

25,299

12,751

\$71,667

5 MI

69,048

20,471

\$84,219

## TRAFFIC

### DAWSON RD

19,900 AADT

### N SLAPPEY BLVD

31,300 AADT

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## AREA OVERVIEW





