


AVAILABLE FOR SALE

TURNKEY COLLISION SHOP OR REDEVELOP

Property Highlights

- 7,014± SF industrial complex on 1.43± acres across two buildings (4,368± SF & 2,646± SF)
- Ideal auto repair or service facility with office space and multiple grade-level doors
- Suitable for light manufacturing, warehouse
- Corner lot with high visibility located directly at the corner of Route 31 and Alderman Road
- Turnkey setup includes tools and equipment for collision/repair use
- Clear height ranges between 14'–17'; ample interior workspace
- Newer steel frame construction (rear building)
- Great owner-user opportunity or potential redevelopment site

Demographic	1 Mile	3 Miles	5 Miles
Population	653	9,463	20,541
Households	289	4,085	8,448
Average H.H. Income	\$91,753	\$97,482	\$100,826
Source:	Arcgis		

Traffic Counts

Route 31	13,766 AADT
Source:	Regis

EXCLUSIVE CONTACT

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Property Photos



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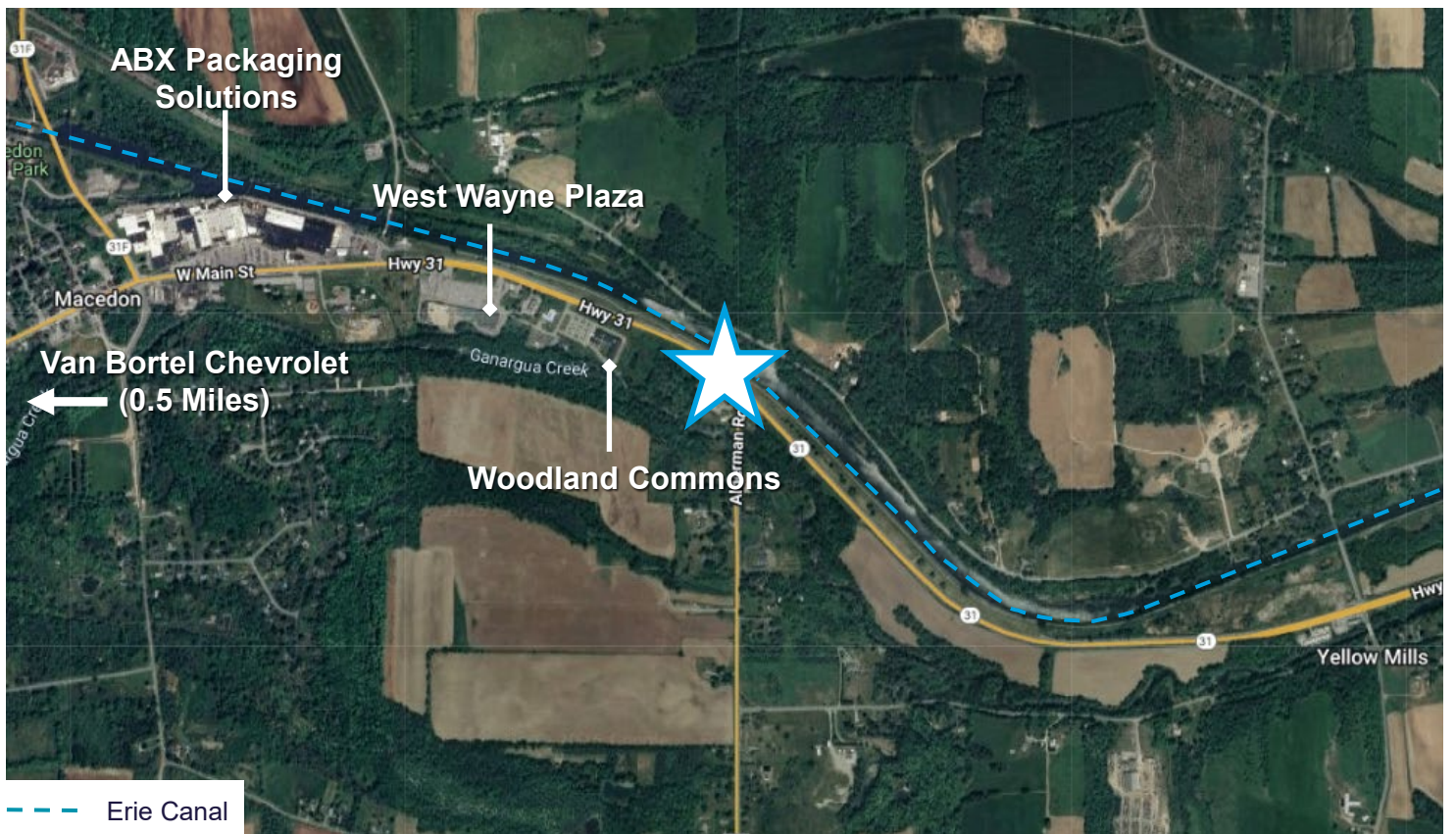
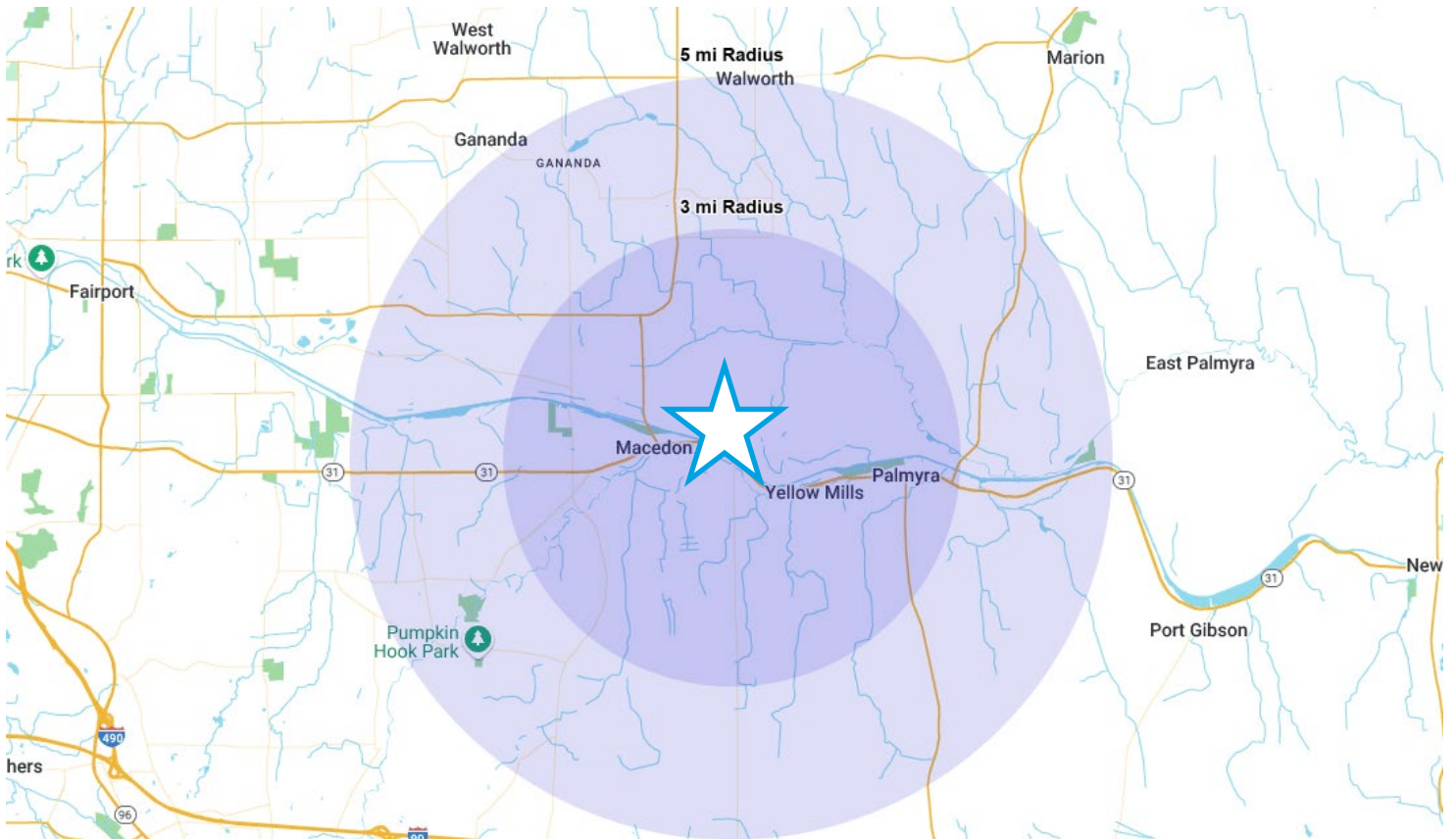
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