

BRIGGSMORE SHOPPING CENTER ATTRACTIVE RETAIL SHOP SPACE FOR LEASE

2001 MCHENRY AVENUE, MODESTO, CA

LISTING DATA

AVAILABLE SF: 3,040± SF (in-line)

COMMENTS:

- Anchored by Safeway Marketplace and Burlington Coat Factory
- Located in the heart of Modesto along high-traffic McHenry Avenue
- Centralized, high traffic location ideal for neighborhood and regional retailers!
- Other successful tenants include; Starbucks, Panera Bread, Orange Theory Fitness, Golden 1 Credit Union, Nekter Juice and Carters Pet Mart!



ECONOMIC DATA

LEASE RATE: Call for lease rate



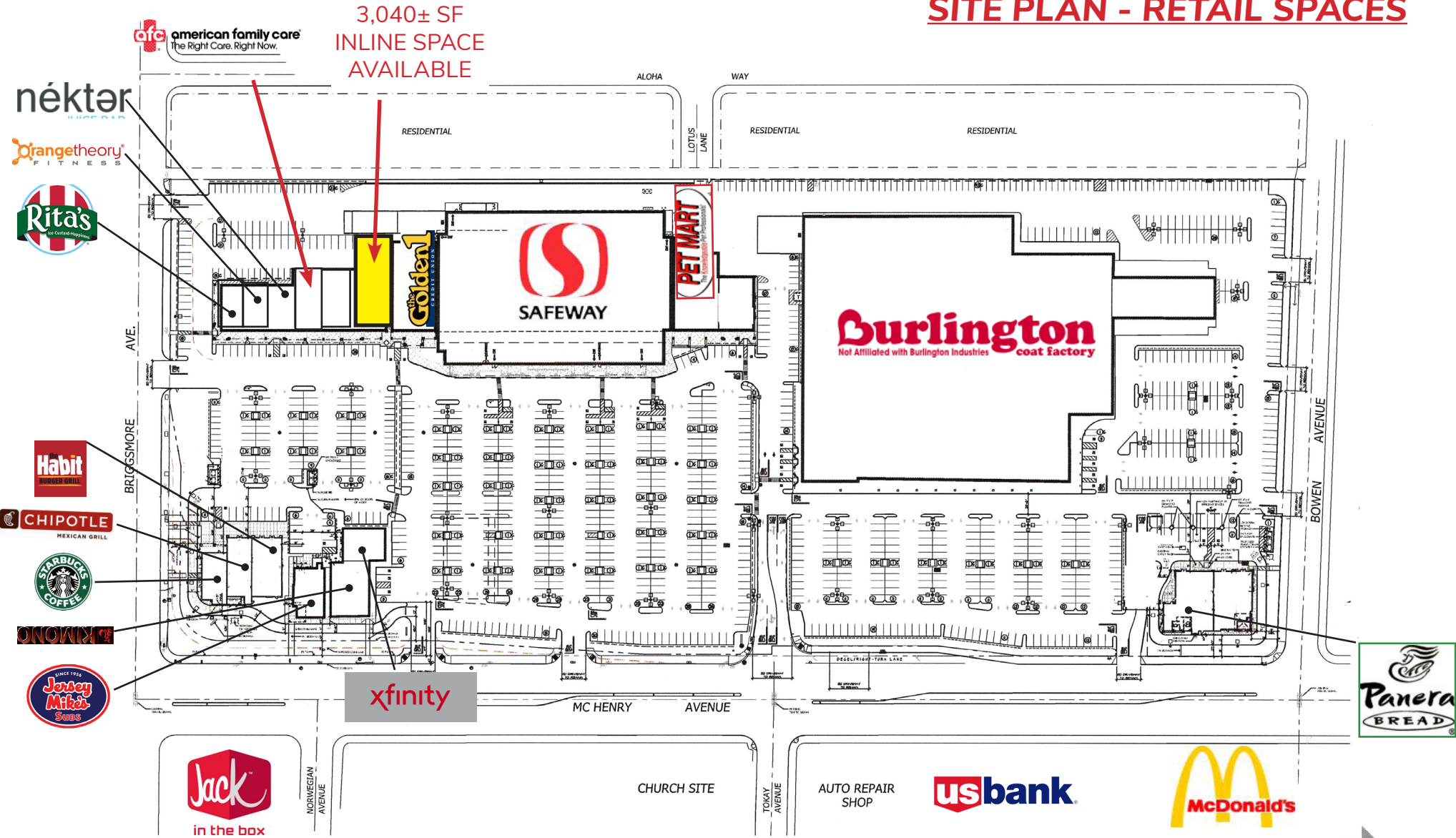
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SITE PLAN - RETAIL SPACES



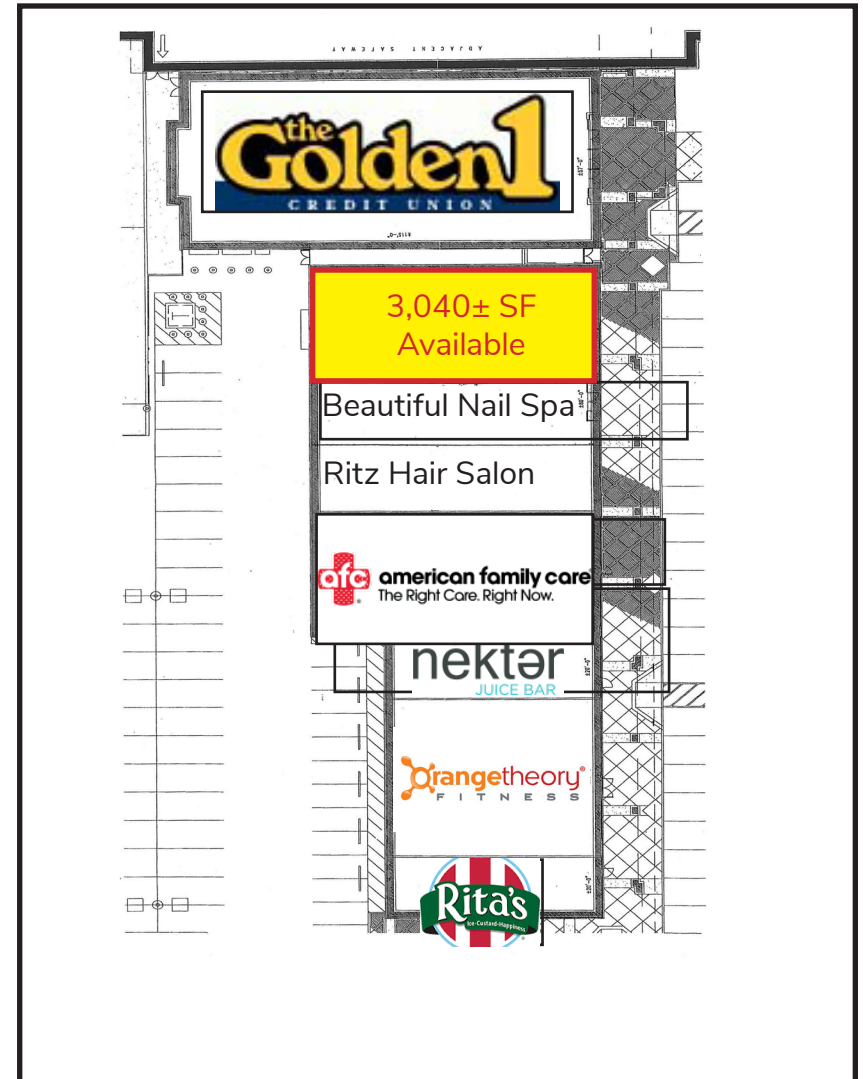
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3,040± SF

- Quality inline retail space.
- Exceptional signage including monument sign possibility.
- Open floor plan with multiple restrooms.



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BRIGGSMORE SHOPPING CENTER

BRIGGSMORE AVENUE

MCHENRY AVENUE

DEMOGRAPHICS AND TRAFFIC COUNTS

DEMOGRAPHICS:	1 MILE	2 MILES	3 MILES
Population:	17,822	81,868	153,124
Average HH Income:	\$100,686	\$92,186	\$95,561

TRAFFIC COUNTS:

McHenry Ave:	37,000± Cars ADT
Briggsmore Ave:	35,009± Cars ADT