

**FOR SALE**

1804 Needles Highway, Needles, CA 92263

**WILSON MEADE**  
COMMERCIAL REAL ESTATE



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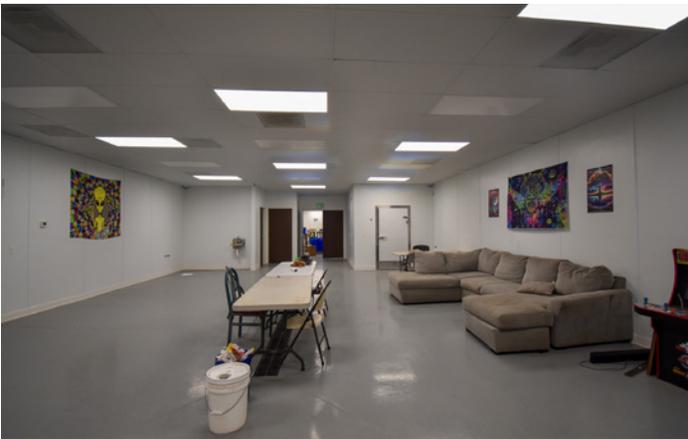
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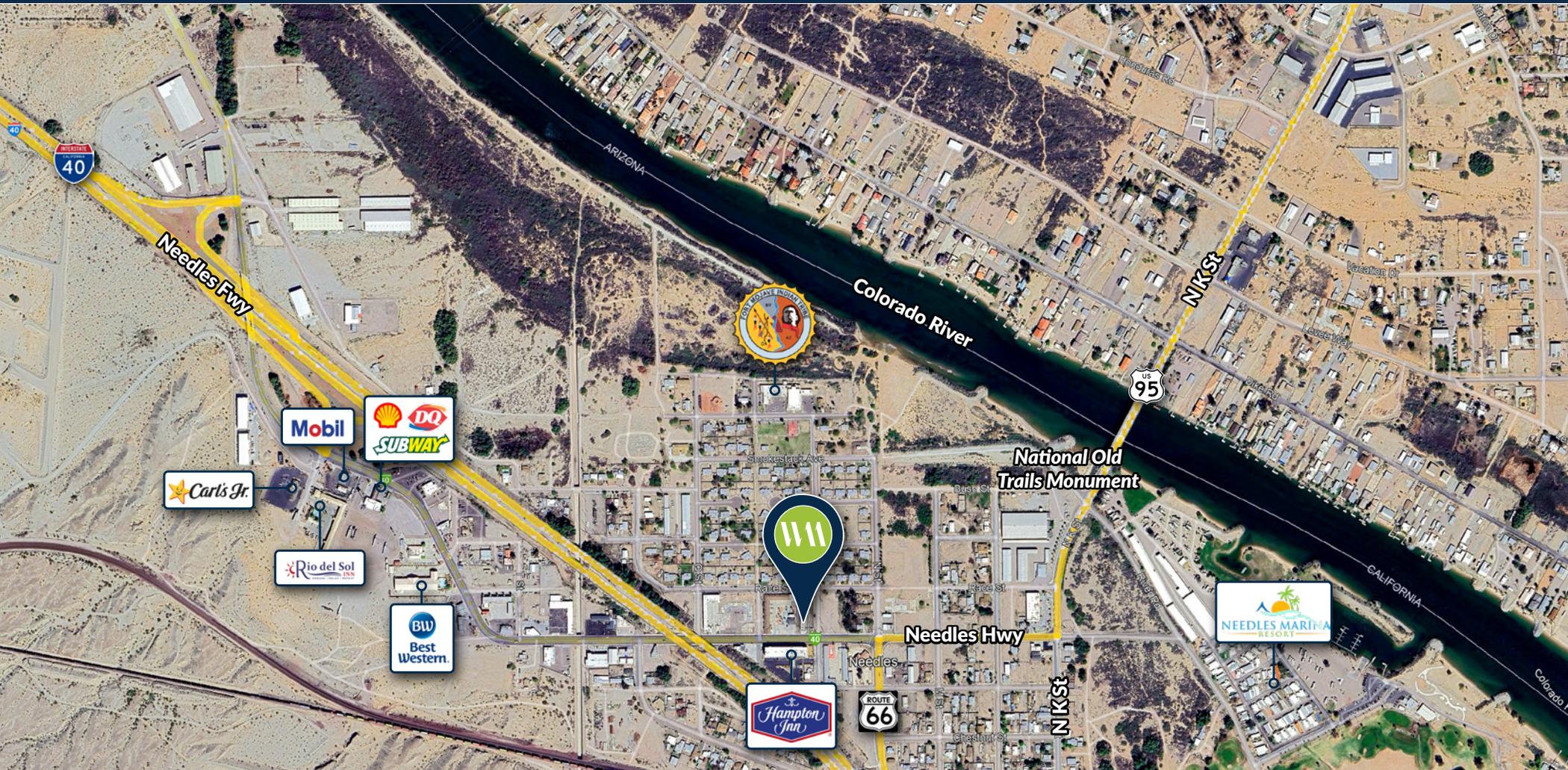
## Property Overview

1804 Needles Highway contains a  $\pm 2,860$  square foot masonry building that was a former Kentucky Fried Chicken restaurant. Property also includes a  $\pm 2,951$  square foot metal building in the back of the property that could be utilized for additional storage. The total lot size is approximately 0.55 Acres and set up as previous drive through. The property lies in the C-2 zoning allowing multiple use types.

LAND:	0.55 Acres
SIZE:	$\pm 5,810$ SF Total
BUILDINGS:	Two (2)
CONSTRUCTION:	Masonry and Metal
ZONING:	C-2







DEMOGRAPHICS	1-mile	3-mile	5-mile
2024 Population	2,917	9,708	12,459
2024 Households	1,233	3,922	5,043
Median Household Income	\$42,042	\$42,141	\$42,716
2025 Average Daily Traffic (ADT)	I-40: 14,294 ADT		

# YOUR ADVISORS



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