



**SIGNALIZED CORNER LOCATION**

## 1.22± ACRE RE-DEVELOPMENT SITE AVAILABLE

### Property Highlights

- Signalized intersection
- Located within 750 feet of I-84, Exit 37
- Zoning: Business District
- All utilities available at site
- Traffic count: ±24,500 AADT
- Ideal site for gas station / convenience store

### Parcels included in sale:

72-12-2	72-12-4	72-12-6	72-12-9
72-12-3	72-12-5	72-12-7	

### 3 MILE DEMOGRAPHIC SUMMARY

	2021	2026
Population	56,775	57,837
Households	19,526	19,924
Average HH Income	\$81,004	\$91,060

Source: US Bureau of the Census, 2010 . ESRI forecasts for 2021 & 2026.

**SALE OFFERING: \$385,000**

For more information, please contact:

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Real Estate Salesperson

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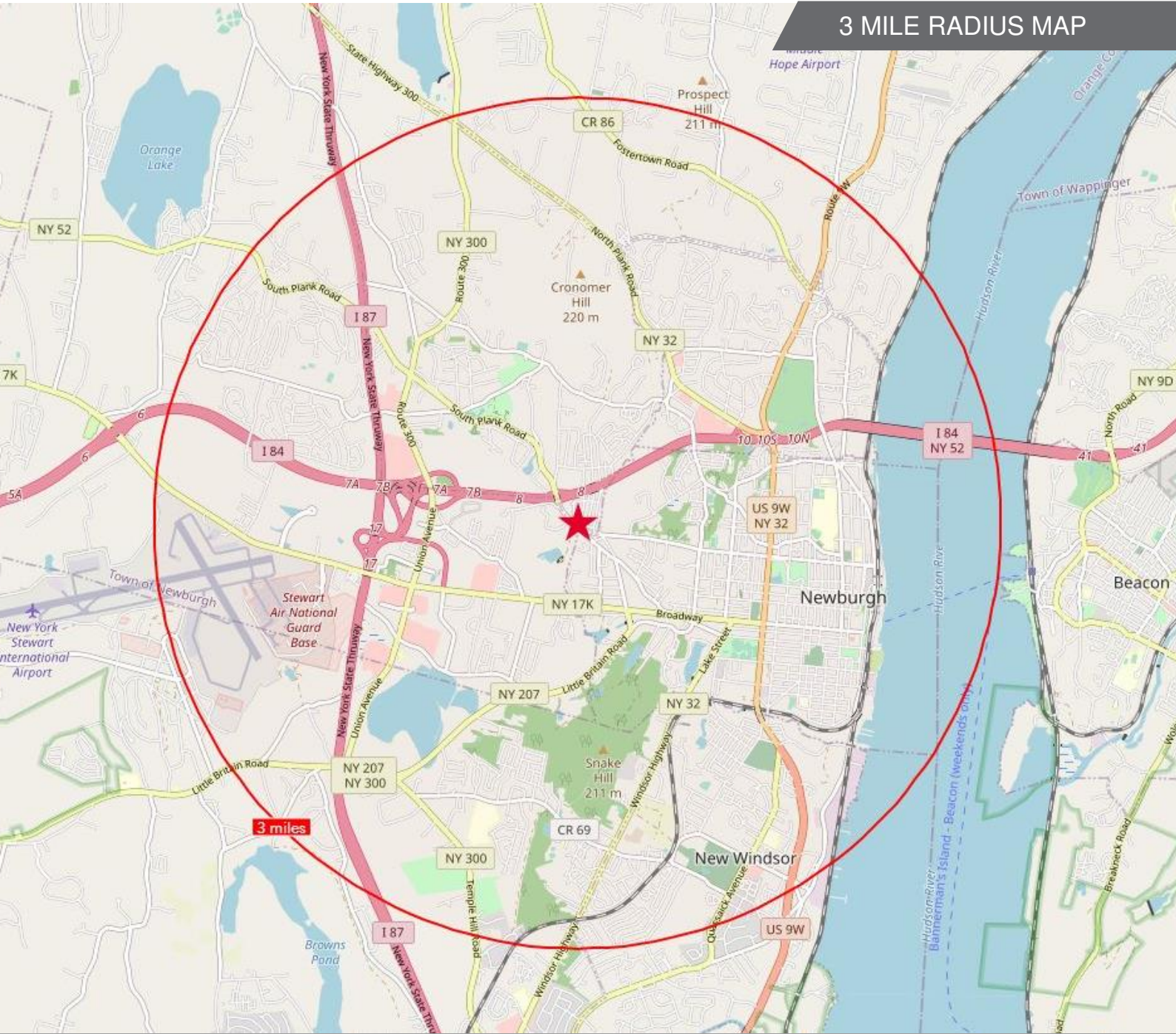
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**3 MILE RADIUS MAP**



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