

## FOR SALE

### PROPERTY OVERVIEW

Approximately 10 acres land zoned CH available adjacent to the Market Place Shopping Center. All or part can be purchased. This would be a great location for a residential development: condos, townhouses, and/or an apartment complex. Potential outparcels can be subdivided and are available for a multitude of commercial uses.

### AVAILABLE

- Total Land: 10 AC (\$4.50 PSF)
- Frontage Lot: 1.0 - 2.12 AC (\$12.00 PSF)

### ZONING

- CH

### TRAFFIC COUNT (ADT 2018)

- On Ambassafor Caffery Parkway, south of site: 36,421

### NEARBY BUSINESSES

- Shoppers Value Foods
- Dollar Tree
- Family Dollar
- Popeyes Burger King

### 2020 DEMOGRAPHICS

	1 MI	3 MI	5 MI
Population	9,705	54,797	128,413
Avg. HH Income	\$61,466	\$69,061	\$74,794





