



2.01 +/- Acre corner lot with Rt. 9 visibility adjacent to Walmart and the regional shopping area for a large trade area. Commercial Intensive zoning allows for a wide variety of uses including retail, office, food, banking, medical, day care center, vet clinic, etc. Property has a former car wash building on it. The property can be delivered “as is” or with the building demolished. Property is available For Sale or a long term Land Lease.



| DEMOGRAPHICS | 5 MILE |
|-------------------------------|----------|
| 2020 TOTAL POPULATION | 54,128 |
| 2020 HOUSEHOLDS | 23,164 |
| 2020 MEDIAN AGE | 43.9 |
| 2020 AVERAGE HOUSEHOLD INCOME | \$80,472 |
| AVERAGE DAILY TRAFFIC VOLUME | 42,020 |

BUILDING INFORMATION

Building SF: 4,524 SF
 Available SF: 4,524 SF
 Zoning: Commerical Intensive CI
 Parcel: 2.01 Acres
 Parking: 20 Private
 Ceiling Height: 10 ft
 Stories: 1
 Water: Municipal
 Construction: Frame
 Roof: Shingle
 Condition: Average
 Age: 1984

Potential Use: Restaurant, Land, Motel, Office/
 Retail, Office, House of Worship,
 Retail, Shopping Center, Medical/
 Dental, School Building, Car Wash,
 Automotive Sales.

For more information, contact:

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