



FOR SALE | FOR LEASE

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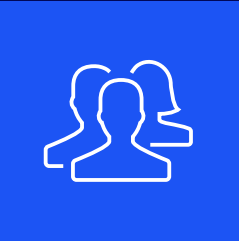


PROPERTY HIGHLIGHTS

- Vacant gas station with 2,965± SF convenience store
- 0.7± acre site zoned NC Neighborhood Commercial
- Located at the signalized intersection of Northfield Road & Libby Road with strong traffic counts of 21,745 VPD
- 225k daytime population and 78k households within a 5-mile radius



SITE PLAN



1-Mile 9,456
3-Mile 72,930
5-Mile 179,027



**AVERAGE
HOUSEHOLD INCOME**

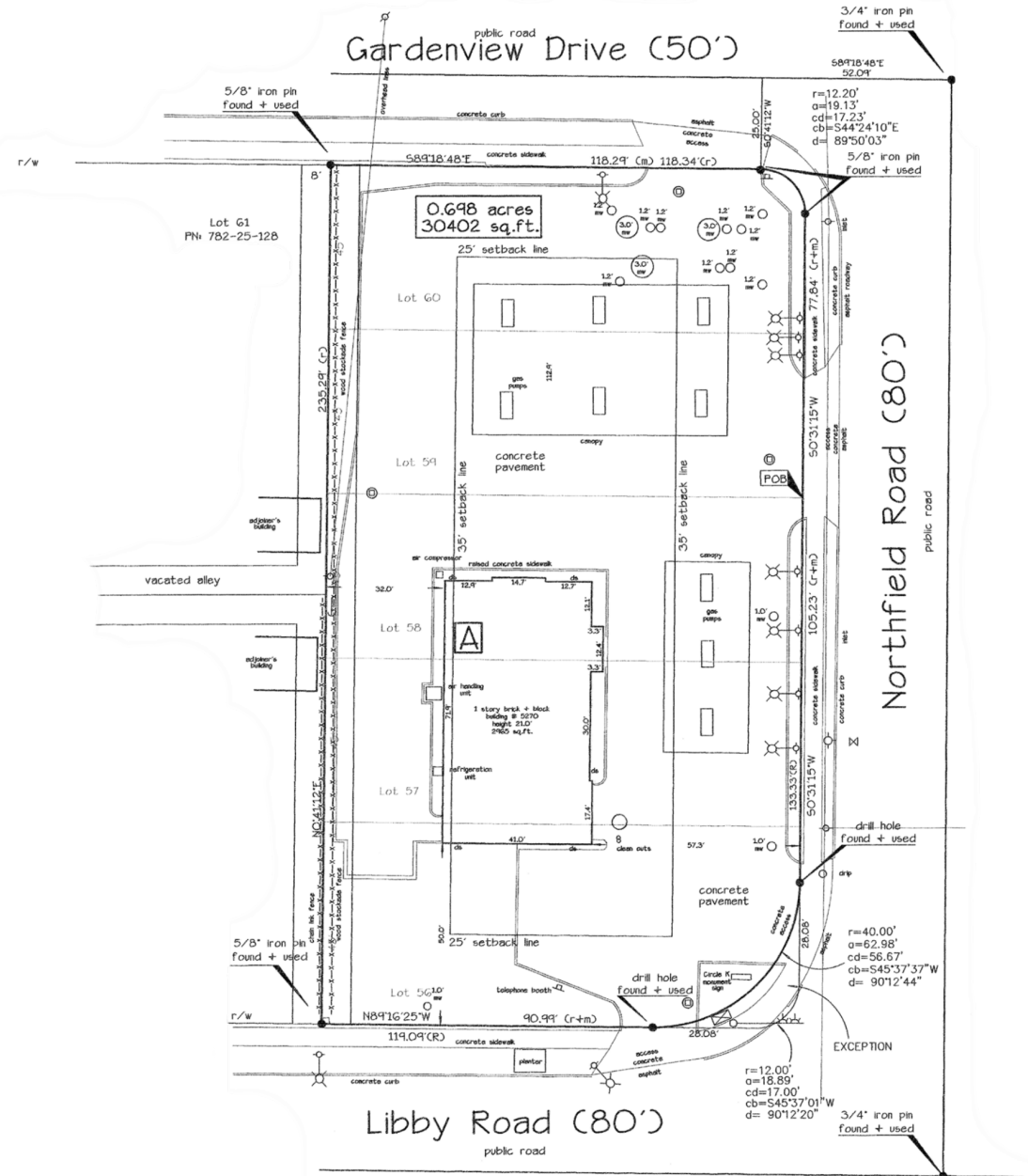
1-Mile	\$65,523
3-Mile	\$74,139
5-Mile	\$104,540



1-Mile	4,354
3-Mile	33,735
5-Mile	78,658

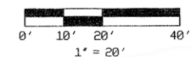


1-Mile	10,125
3-Mile	79,867
5-Mile	225,817



Northfield Road (80')

North

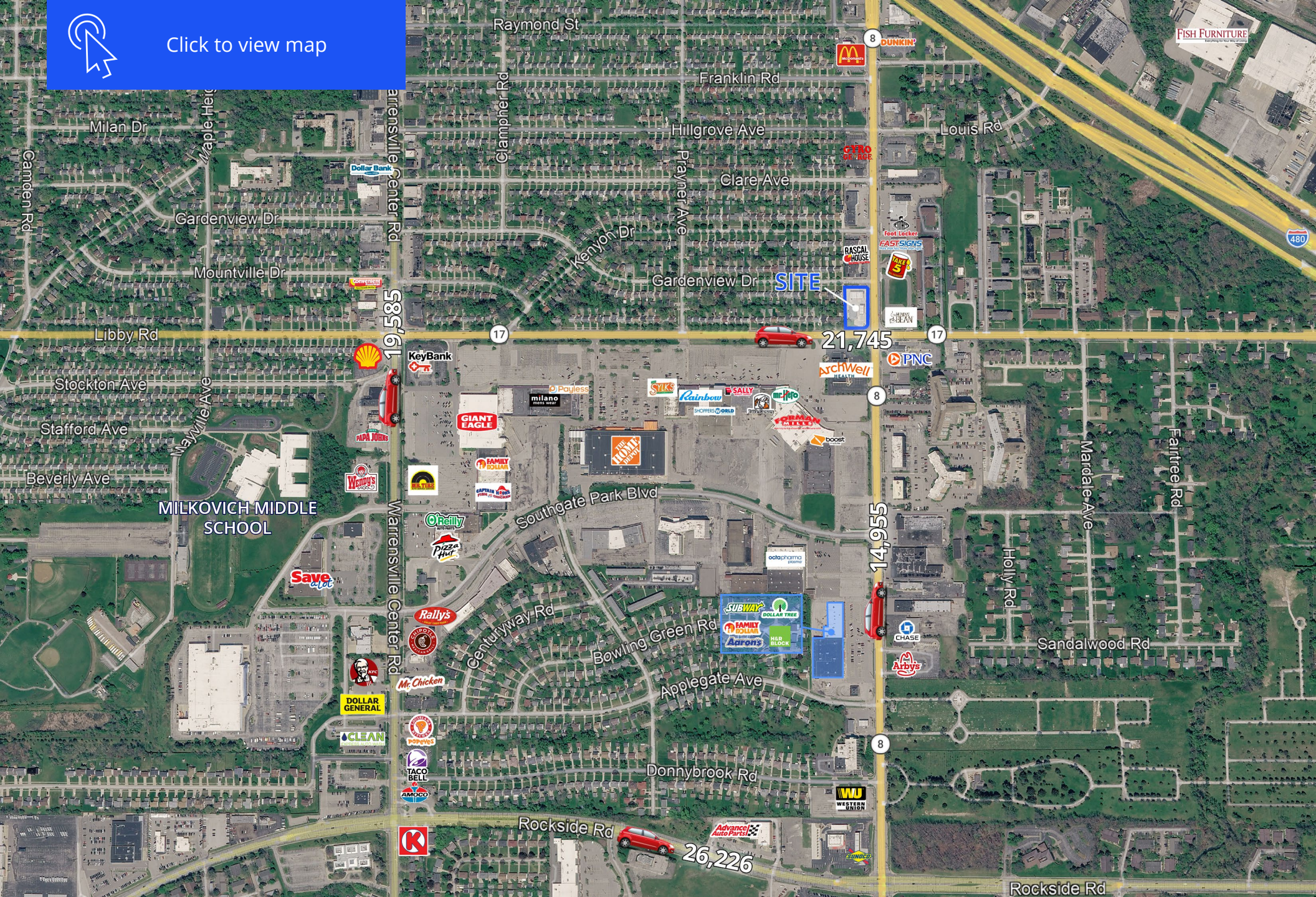


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