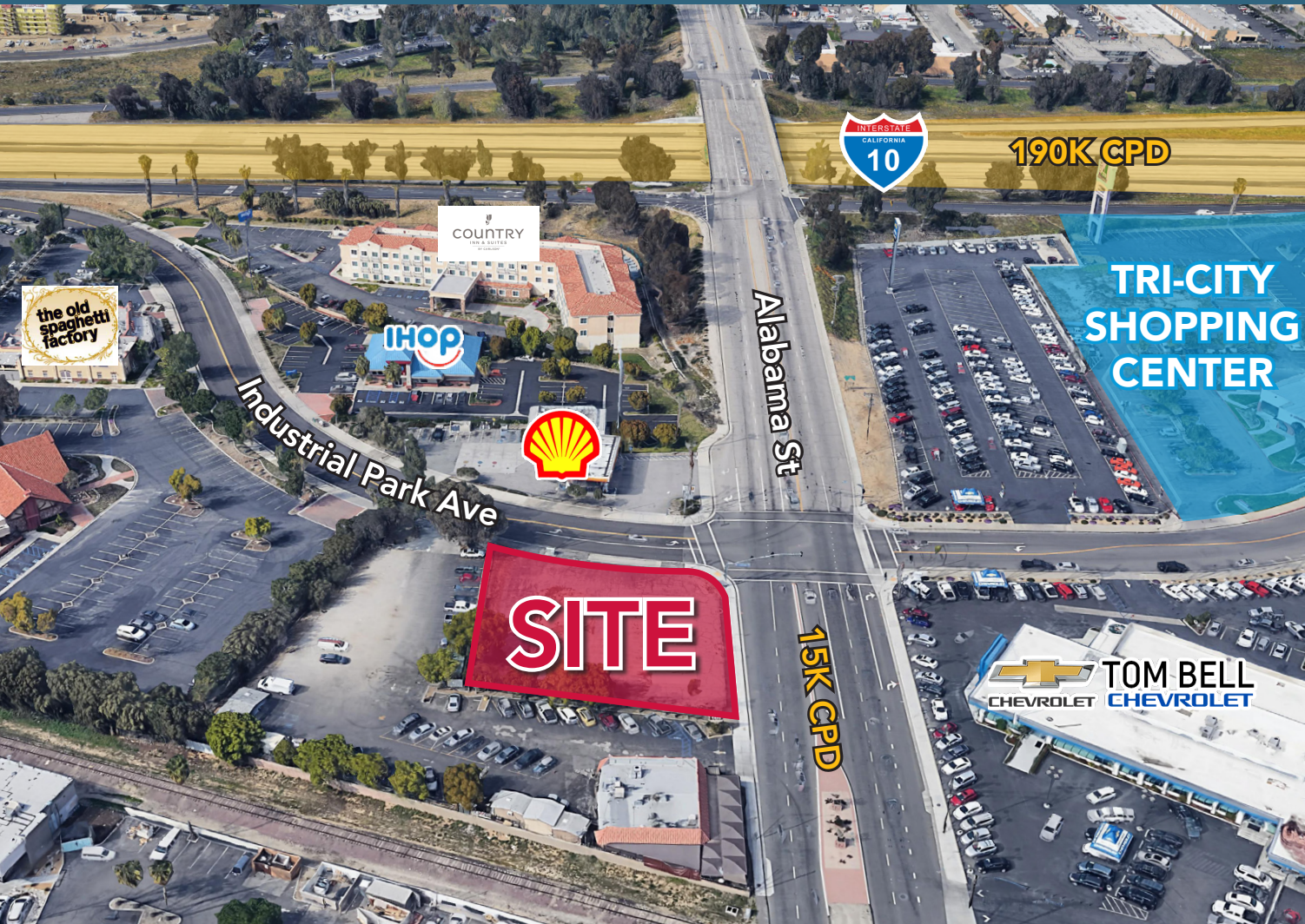


# PRIME RETAIL PAD IN REDLANDS

## ±0.45 AC AVAILABLE FOR GROUND LEASE



### AVAILABLE FOR GROUND LEASE

- ±0.45 AC Lot for Ground Lease
- Located at the Signalized Intersection of Alabama St & Industrial Park Ave
- Ideal for Drive Thru Restaurant, Gas Station, or Convenience Store
- Close Proximity to Three Regional Shopping Centers
- Immediate 10 fwy Access with over 190,000 Cars Per Day

### 2023 5 MILE DEMOGRAPHICS

	Population:	194,091
	Average HH Income:	\$108,939
	Daytime Population:	239,262
	Traffic Counts (Redlands Blvd & Alabama Ave.)	±36,000 CPD

Source: Esri

### SURROUNDING TENANTS



875 ALABAMA STREET, REDLANDS, CA 92374



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