

HWY 97 & FENWAY AVE N

PROPERTY SUMMARY



PROPERTY DESCRIPTION

- BTS
- For Lease
- 2,000-10,000 SF
- Pad Site for Sale - 1 Acre Min.
- Office, Medical, Retail, or Grocery
- Road Improvements Completed

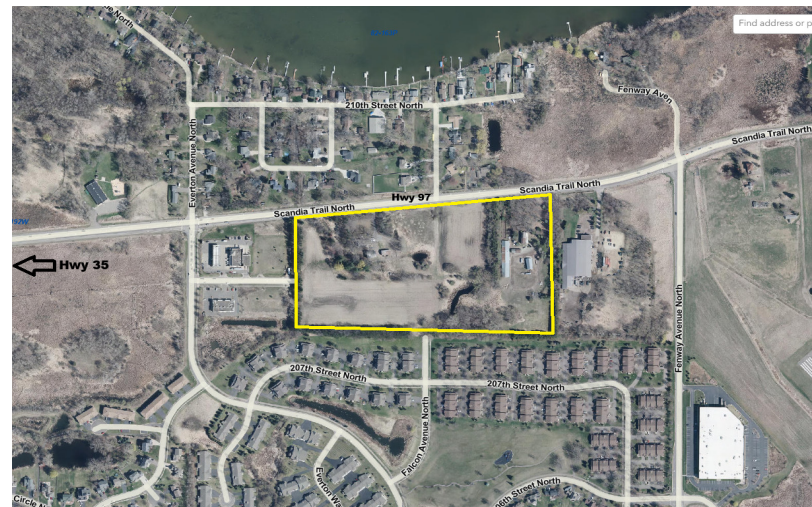
Everton - 7,121 VPD

Fenway Ave N - 3,219 VPD

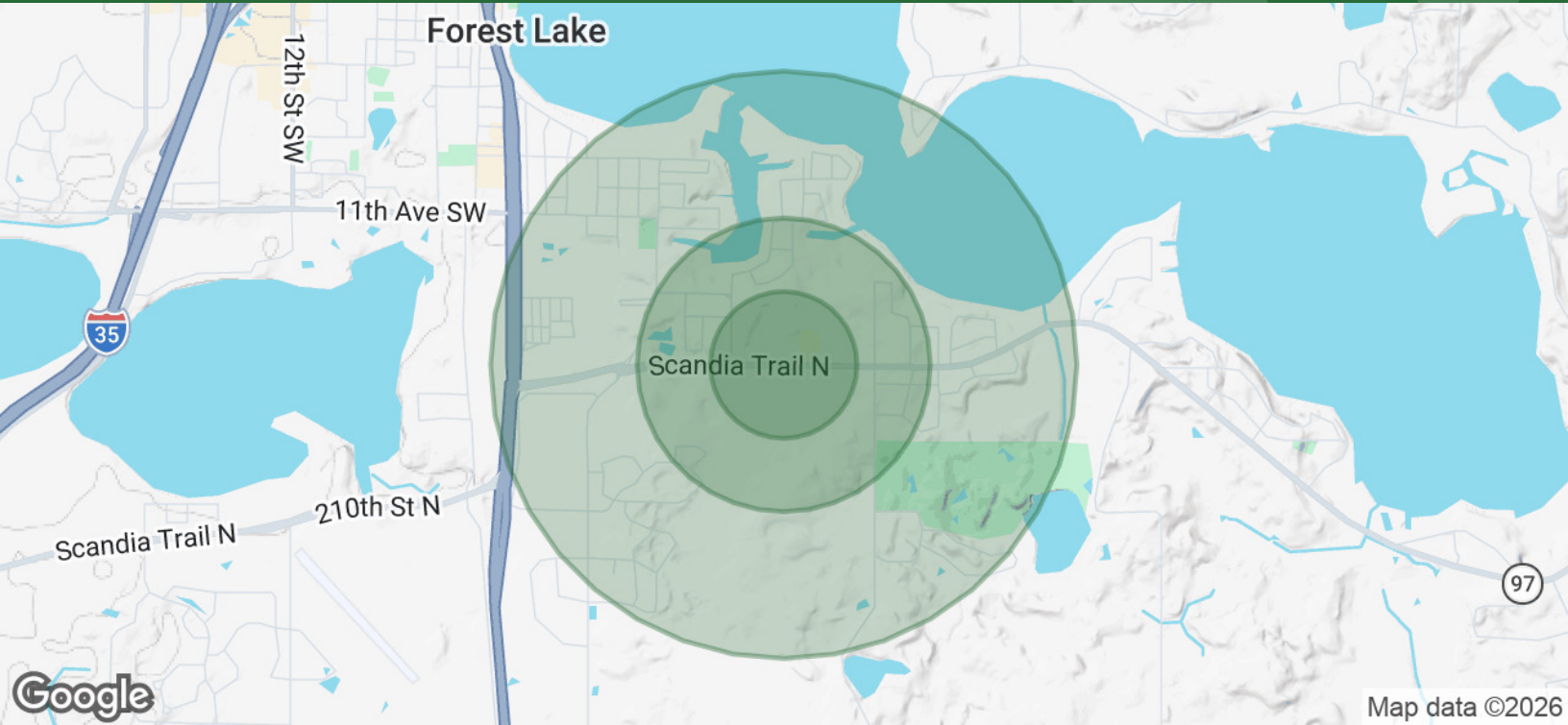
Hwy 97/Scandia Trl N - 19,630 VPD

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	50,000 SF
Lot Size:	24.2 Acres
Building Size:	4,000 SF



HWY 97 & FENWAY
DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	368	1,341	4,639
Average Age	40.1	40.4	41.3
Average Age (Male)	37.0	38.0	39.3
Average Age (Female)	43.1	43.0	44.2
HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	130	498	1,784
# of Persons per HH	2.8	2.7	2.6
Average HH Income	\$126,214	\$117,243	\$112,932
Average House Value	\$394,950	\$363,636	\$346,148

2023 American Community Survey (ACS)