



SIGNALIZED CORNER LOCATION

1.22± ACRE RE-DEVELOPMENT SITE AVAILABLE

Property Highlights

- Signalized intersection
- Located within 750 feet of I-84, Exit 37
- Zoning: Interchange Business
- All utilities available at site
- Traffic count: ±24,500 AADT
- Ideal site for gas station / convenience store

Parcels included in sale:

- | | | | |
|---------|---------|---------|---------|
| 72-12-2 | 72-12-4 | 72-12-6 | 72-12-9 |
| 72-12-3 | 72-12-5 | 72-12-7 | |

SALE OFFERING: \$385,000

3 MILE DEMOGRAPHIC SUMMARY	2021	2026
Population	56,775	57,837
Households	19,526	19,924
Average HH Income	\$81,004	\$91,060

Source: US Bureau of the Census, 2010 . ESRI forecasts for 2021 & 2026.

For more information, please contact:

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Real Estate Salesperson

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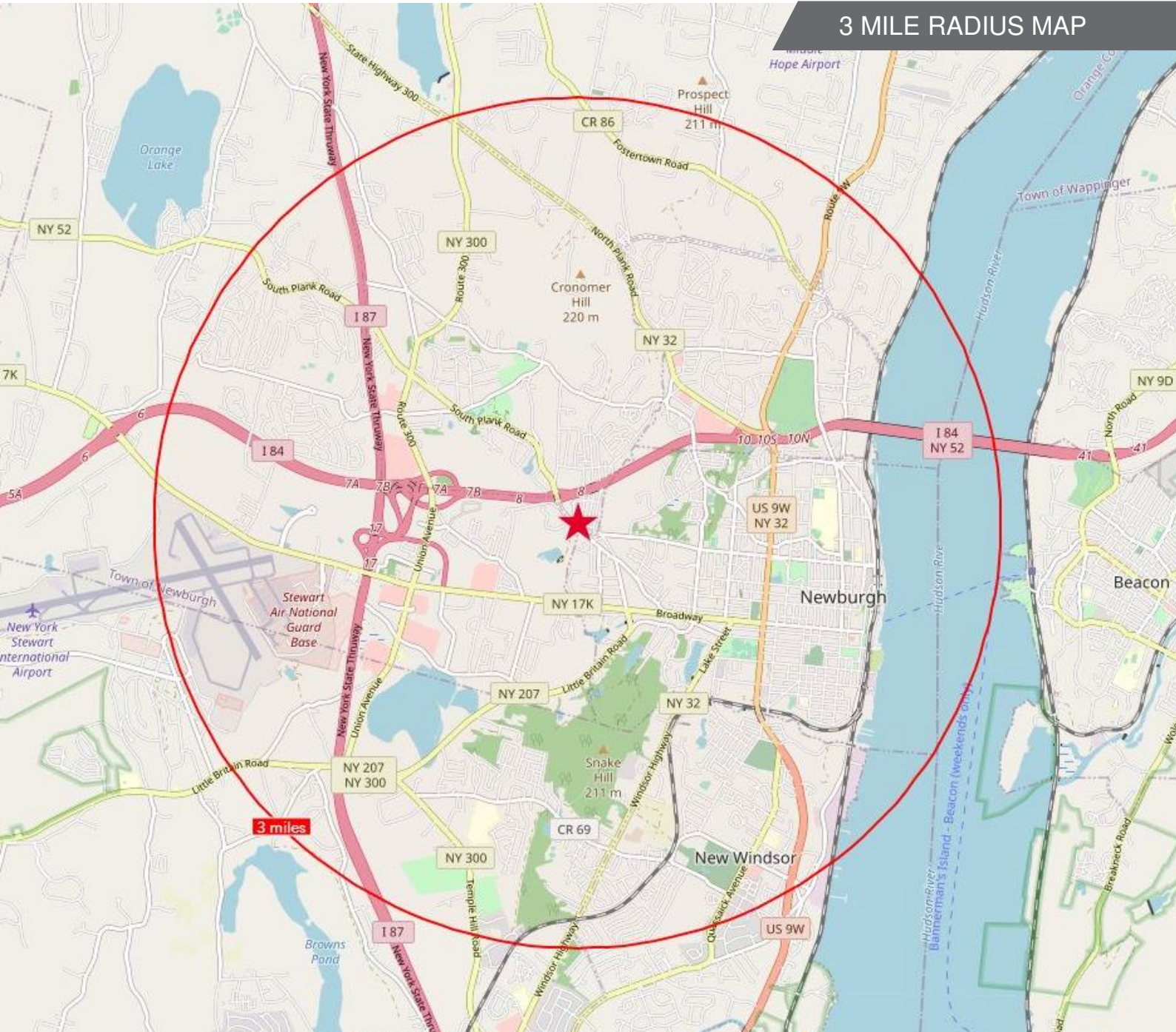
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3 MILE RADIUS MAP



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