

**2,778 SF Freestanding Retail**  
**Sale Price: \$399,900**
**Property Highlights**

- 2,778 SF Building on 0.31 acres of land
- Located at a high traffic signalized intersection
- Heavy traffic, strong demos
- Perfect for Office/Retail use
- Easy ingress and egress on Tiogue Avenue and Hopkins Hill Road
- Built 1979
- Parking Ratio 2.52 / 1,000 sf

**Traffic:** 10,000 vpd Tiogue Avenue

**5 Mile Information**

**41,978**

Employees


**\$73,989**

Median HH Income


**2,881**

Businesses

**Demographics**

	1 mi radius	3 mi radius	5 mi radius
Population	6,028	42,835	76,622
Households	2,705	18,393	33,238
Population Median Age	47.2	41.8	42.5
5 Yr Pop Growth (Total%)	1.0%	1.5%	1.7%

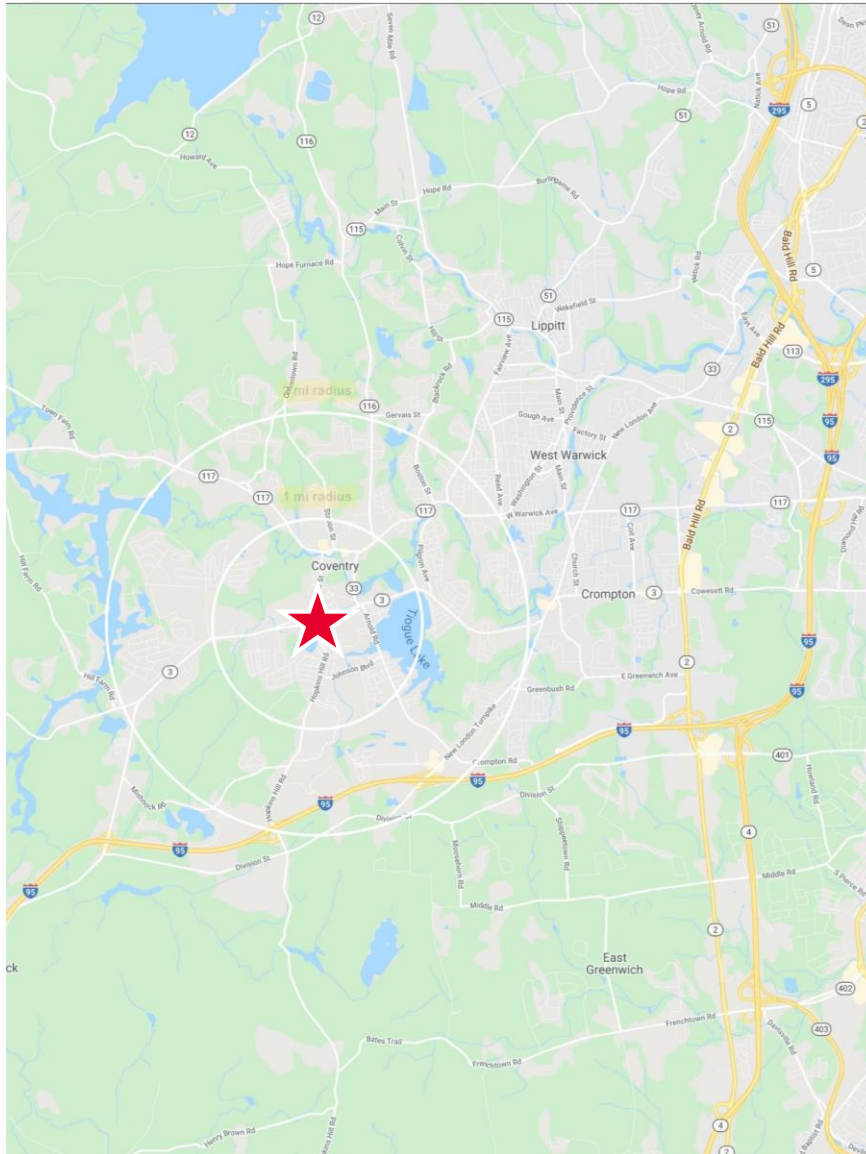
**FORMER GAS STATION**


For more information, please contact:

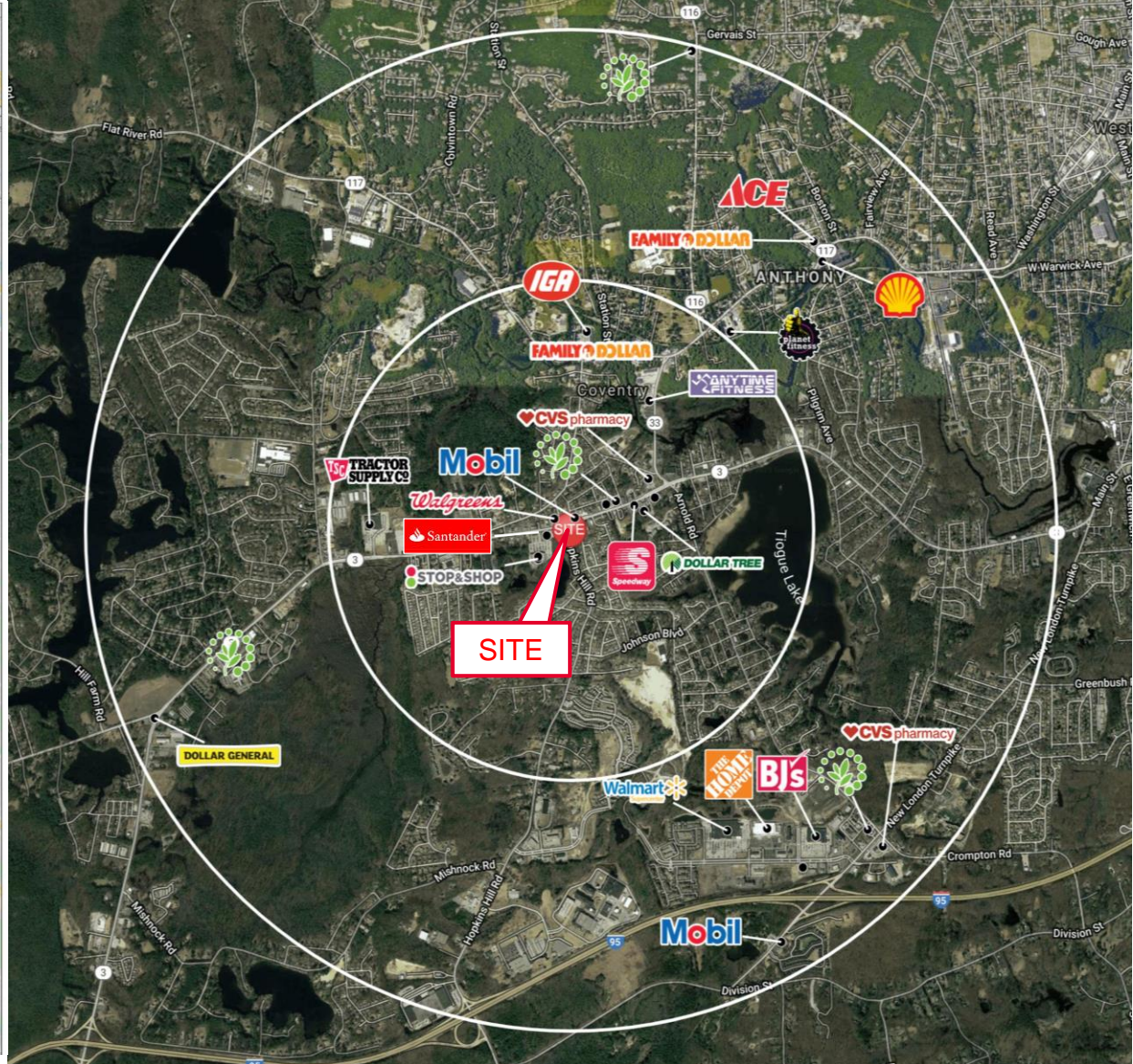
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**Location Map**



**Aerial Trade Area**



For more information, please contact:

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