

# GREEN GABLES PAD SITES

SEC Jewell Ave & Wadsworth Blvd



## PROPERTY OVERVIEW:

- Rare urban infill pad sites available (0.91 AC - 1.16 AC)
- Ideal for Bank, QSR, Convenience
- Close proximity to Jewell & Wadsworth
- Located along Wadsworth Blvd with high visibility and traffic counts
- Unincorporated Jefferson County

294 HOMES UNDER DEVELOPMENT

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## DEMOGRAPHICS



### POPULATION

1 Mile:	2 Mile:	3 Mile:
13,857	64,420	146,544



### HOUSEHOLDS

1 Mile:	2 Mile:	3 Mile:
5,556	26,726	56,121



### DAYTIME POPULATION

1 Mile:	2 Mile:	3 Mile:
3,866	18,621	36,375



### AVG. HH INCOME

1 Mile:	2 Mile:	3 Mile:
\$87,636	\$76,680	\$72,748



### AVG. DAILY TRAFFIC

On Wadsworth south of Jewell	48,242 VPD
On Jewell east of Wadsworth	20,541 VPD

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