


PROPERTY FEATURES

PROPERTY SIZE	8.69 ACRES
TAX ASSESSOR #	6401102126
PRICE REDUCED	\$1,854,828 \$1,300,000
PRICE PER SF	\$4.90/SF \$3.44/SF
TAX (2016 EST.)	\$7,607.28
ZONING	C-6

PROPERTY FEATURES

Located in the heart of the busy Powers Blvd Corridor, between Constitution Ave and Palmer Park Blvd, this 8.69+/- site is available for sale in its entirety or as smaller pad sites.

This site is located in a high-traffic area with excellent visibility.

Uses include:

- ✓ Retail
- ✓ Quick-Serve Restaurant
- ✓ Administrative Campus
- ✓ Medical Offices

DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
EST. POPULATION (2017)	9,541	109,802	257,612
AVG. HOUSEHOLD INCOME (2017)	\$75,297	\$68,338	\$68,232
TRAFFIC COUNT (Powers Blvd. & Victor Pl.)	66,756 vpd		

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POWERS BLVD CORRIDOR

Population (2017): 257,612

Average HH Income (2017): \$68,232

Traffic Count (Powers Blvd): 73,900 vpd

NATURAL GROCERS

**SITE:
8.69 ACRES
AVAILABLE**

Powers Blvd Corridor

Constitution Ave

Palmer Park Blvd