

1.30 ± ACRES AVAILABLE FOR SALE

SHOVEL READY LAND AVAILABLE FOR SALE

BUILDING FEATURES

Total Size	1.30 ± Acres
Zoning	C1

Property Highlights

- 1.30 ± Acre shovel ready site available for sale
- Frontage on both East and West Road and Union Road
- Located at a signalized corner
- Easy access from major interstates
- Flexible zoning allows for many uses
- Excellent traffic counts
- Area amenities include: Southgate Plaza, restaurants, banks, sports complex, and more
- Ideal for: retail, office, medical office, day care



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DEMOGRAPHIC	1 MILE	3 MILE	5 MILE
Population	9,183	54,976	168,087
Average Household Income	\$91,310	\$78,723	\$72,018



TRAFFIC COUNTS	
East and West Road	5,162 AADT
Union Road	17,250 AADT

