

## **PROPERTY FEATURES**

## **IMMEDIATELY AVAILABLE**

- 11,115 SF standalone retail building (built in 2018) situated on 1.32
   -acre parcel
- Prominent location at signalized intersection along a heavily traveled corridor; very strong retail demographics
- 205' of frontage on Clifton Road
- · Formerly a Rite-Aid, with drive thru
- One (1) 8' x 12' drive-in door at grade
- Adjacent to Al's Café, a cherished local institution serving the community for over 70 years
- · Ideal for single-tenant use or can be subdivided
- Land lease also a possibility

## 20 MINUTE DRIVE-TIME DEMOGRAPHICS









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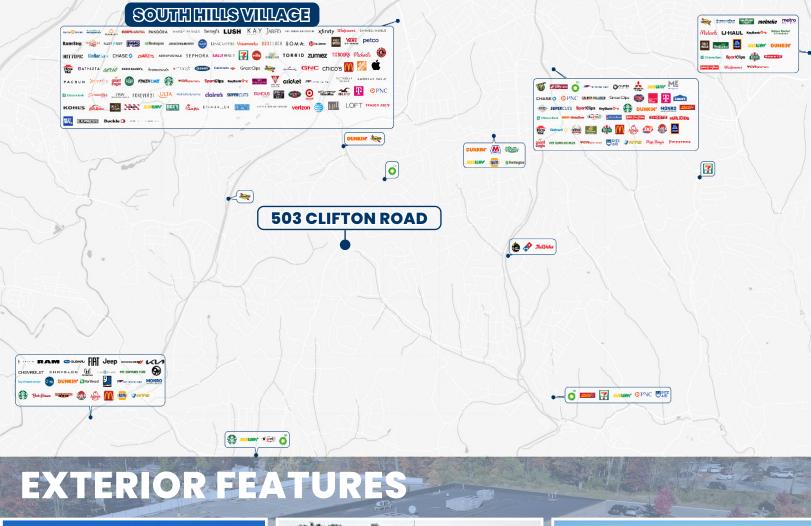
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FOR MORE INFORMATION

Population 194,734

**HH. Income** \$145,920

Businesses 8,160 Employees 76,311









IN ADDITION TO A
TRADITONAL LEASE
OPPORTUNITIES,
OWNERSHIP IS OPEN
TO GROUND LEASE
PROPOSALS

