

QSR AT THE GROVE SOUTH AT PACKWOOD CREEK | S. MOONEY BLVD & E. CAMERON AVE., VISALIA, CA 93277

Executive Summary



SALE PRICE

\$761,800

OFFERING SUMMARY

Available SF:

Lot Size:

0.08 Acres

Price / SF:

\$217.66

PROPERTY OVERVIEW

Rare Fast food pad for sale. Can build up to a 3500sf building with drive thru available. Very High traffic corner on Visalia Parkway adjacent to Costco in front Sportsman's Warehouse near Mooney Blvd in the Grove South at Packwood center. One of Visalia's top growing retail areas.

PROPERTY HIGHLIGHTS

- QSR fast food retail site
- Adjacent to Costco, and other majors in The Grove South at Packwood Creek Center
- ready to build
- off Mooney Blvd
- high traffic area

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Location Map



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This information is believed to be reliable, however broker makes no guarantee as to its current validity.

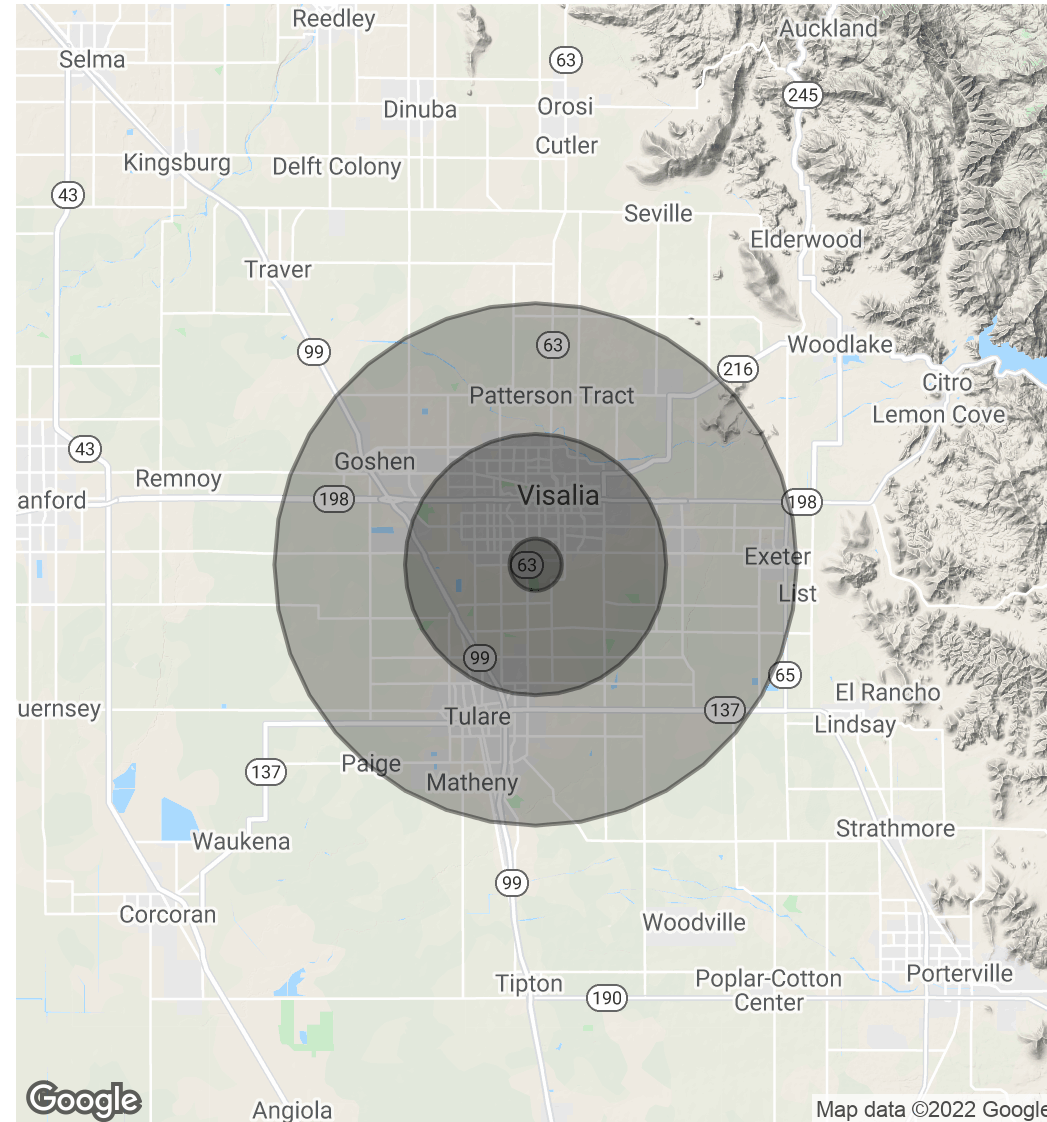
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Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	5,070	125,450	250,918
Average Age	37.6	32.4	30.8
Average Age (Male)	36.5	31.5	30.2
Average Age (Female)	38.7	34.1	31.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,768	42,165	78,606
# of Persons per HH	2.9	3.0	3.2
Average HH Income	\$76,840	\$66,754	\$64,600
Average House Value	\$320,757	\$276,207	\$271,899

* Demographic data derived from 2010 US Census



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