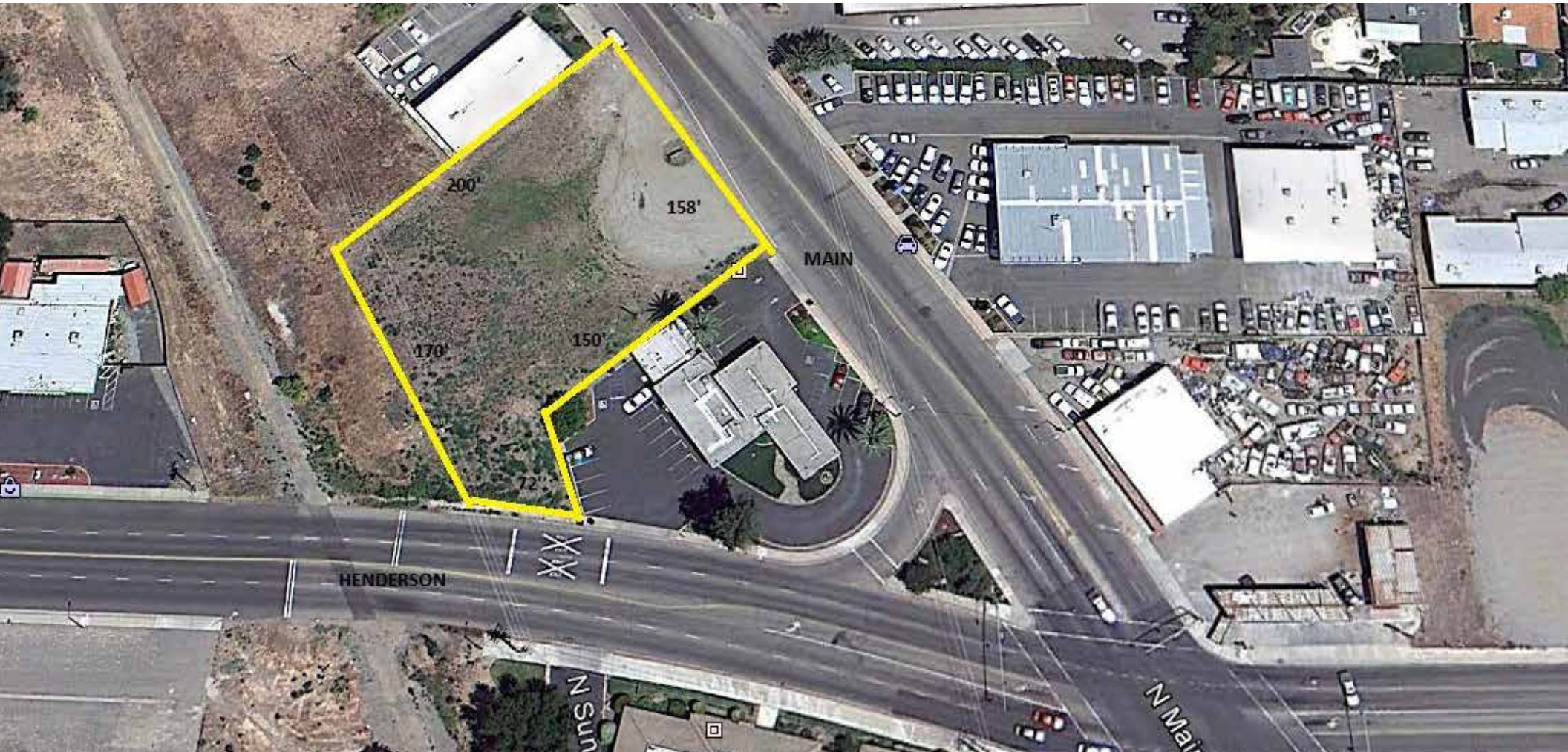


FOR SALE: COMMERCIAL LOT in PORTERVILLE

High Traffic Exposure & Priced to Sell

855 N Main St, Porterville, CA 93257



For Sale • 33,768 SF LAND - PRICED TO SELL!

MARTY ZEEB | ZEEB COMMERCIAL BROKER
DRE# 00847045 - 559.625.2128 x11 - zeeb@aol.com

ZEEB

Commercial Real Estate

Visalia's Most Respected Commercial Real Estate Firm
132 N. Akers St., Visalia, CA 93291 • (559) 625-2128

LISTING HIGHLIGHTS

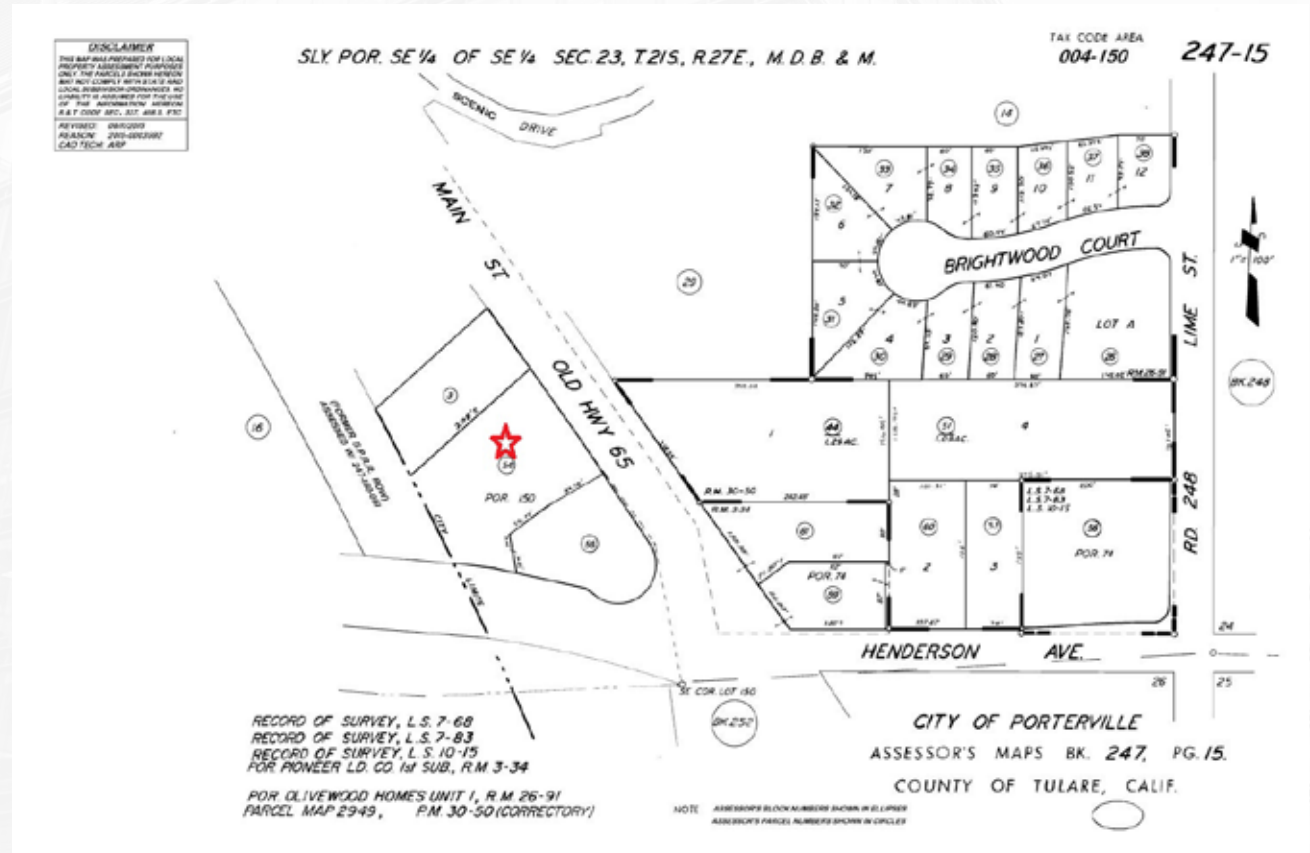
Commercial Lot in Porterville with multiple possibilities, gas station, convenience store with EV station, small drive thru. Has high traffic exposure and access from both Henderson Avenue and Main Street, and priced to sell.

SALES PRICE: \$220,000

TYPE: LAND

SF: 33,768 SF

AC: .775 AC



HENDERSON BACK ACCESS



MAIN ST.





DEMOGRAPHICS

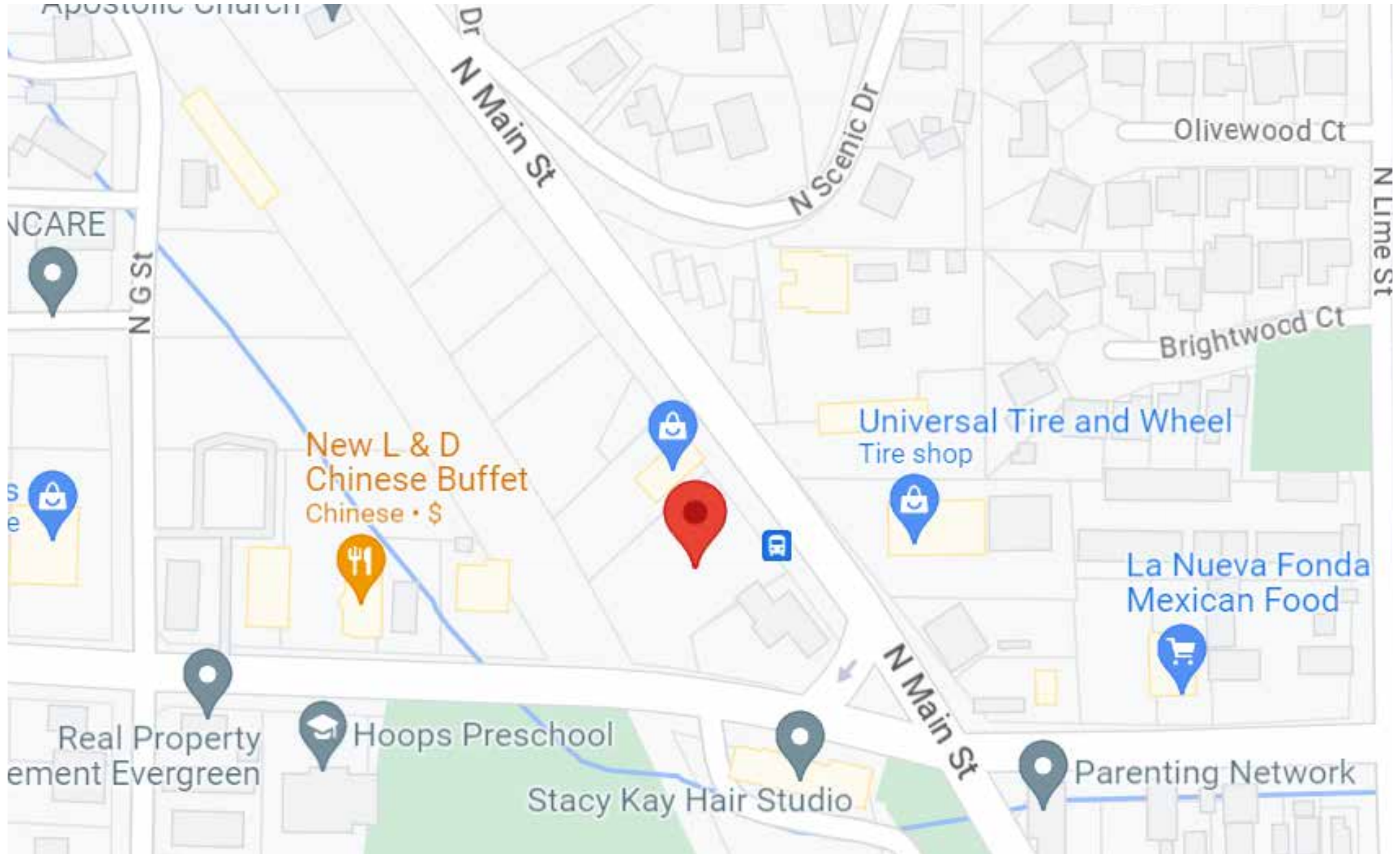
POPULATION

	1 Mile	3 Mile	5 Mile
2018 TOTAL POPULATION	10,587	72,322	131,771
Average Age	26.1	30.9	31.8
Average Age (Male)	25.6	30.3	31.0
Average Age (Female)	27.2	32.6	33.5

HOUSEHOLDS

	1 Mile	3 Mile	5 Mile
Total Households	2,906	22,900	43,502
# of Persons per HH	3.6	3.2	3.0
Average HH Income	\$48,244	\$64,358	\$66,694
Average House Value	\$177,045	\$263,934	\$276,893

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

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