

PROPERTY DESCRIPTION

2.248 acre site on the west side of Highway 85 at the intersection with Garden Walk Boulevard

LOCATION: SEC of Highway 85 & Garden Walk Boulevard

SIZE: 2.248 Acres

ZONING: "C-3", Intense Use Commercial
(City of Riverdale)

UTILITIES: Utilities available to site

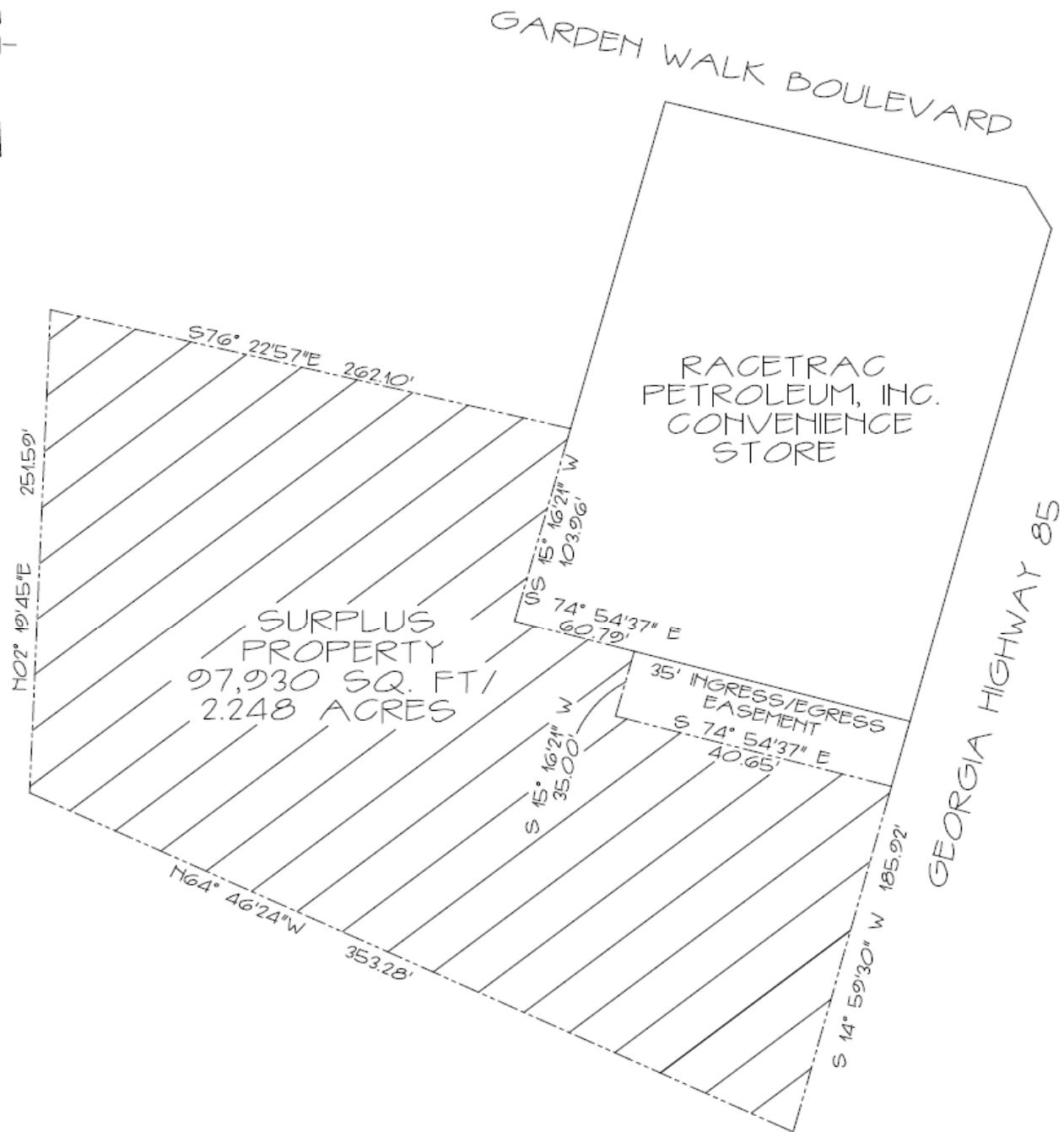
TRAFFIC COUNTS: 30,900 AADT on Highway 85 ('16)

ACCESS: Shared Access with RaceTrac

POPULATION: One Mile: 11,544
Three Miles: 76,683
Five Miles: 188,071



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