GREEN GABLES PAD SITE AVAILABLE

SEC Evans Avenue & Wadsworth Boulevard

PROPERTY OVERVIEW

- 1.34 AC (divisible) rare urban infill pad site available
- New signalized access
- Ideal for sit-down restaurants, QSRs, daycare, or MOB
- Close proximity to Jewell & Wadsworth
- Located along Wadsworth Blvd. with high visibility and traffic counts
- Unincorporated Jefferson County

DEMOGRAPHICS

POPULATION

1 Mile:	13,666
3 Mile:	60,997
5 Mile:	133,528

EMPLOYEES

1 Mile:	691
3 Mile:	2,566
5 Mile:	5,583

AVG. HH INCOME

1 Mile:	$132,268
3 Mile:	$119,777
5 Mile:	$115,207

HOUSEHOLDS

1 Mile:	5,691
3 Mile:	25,771
5 Mile:	53,558

TRAFFIC COUNTS

NB Wadsworth n/o Evans:	47,325 vpd
SB Wadsworth s/o Evans:	46,609 vpd
Evans e/o S. Wadsworth:	3,898 vpd

CONTACT

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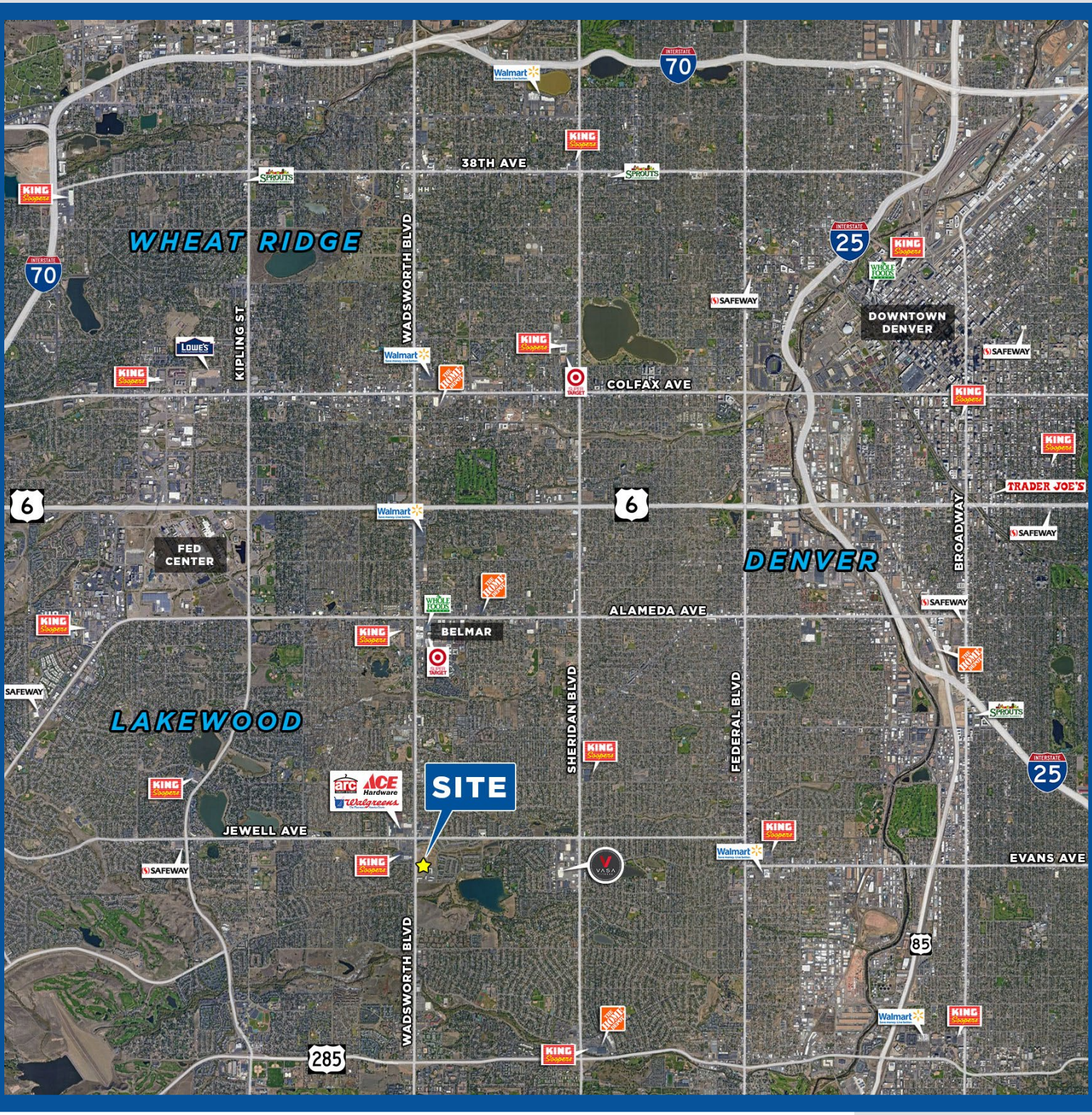

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