

# GREEN GABLES PAD SITES

SEC Evans Ave & Wadsworth Blvd



## PROPERTY OVERVIEW:

- 0.74 - 1.48 AC  
Rare urban infill pad site available
- 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

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**CROSBIE**

REAL ESTATE

**GROUP**

## DEMOGRAPHICS

### POPULATION



1 Mile:	2 Mile:	3 Mile:
13,857	64,420	146,544

### HOUSEHOLDS



1 Mile:	2 Mile:	3 Mile:
5,556	26,726	56,121

### DAYTIME POPULATION



1 Mile:	2 Mile:	3 Mile:
3,866	18,621	36,375

### AVG. HH INCOME



1 Mile:	2 Mile:	3 Mile:
\$87,636	\$76,680	\$72,748

### AVG. DAILY TRAFFIC



On Wadsworth south of Jewell	48,242 VPD
On Jewell east of Wadsworth	20,541 VPD



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Agreement

