



**47.56± Acre Development Site**

**Property Highlights**

- Signalized access
- Located in the heart of Route 31 retail corridor
- Over 900' of frontage on Route 31
- Shovel ready with access to all utilities
- Exceptional visibility with heavy traffic
- Can be subdivided

Demographic	1 Mile	3 Miles	5 Miles
Population	5,893	29,471	70,815
Households	2,414	11,766	29,000
Average Income	\$96,769	\$100,267	\$91,561
Daytime Employees	3,434	9,489	23,422

Source: ESRI Business Analyst 2020

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