

# FORMER RESTAURANT

1445 McHENRY AVENUE • MODESTO • CALIFORNIA

## NOW LEASING

- ❖ 7,165 SF
- ❖ 29,185 SF Parcel
- ❖ Located near hospitals, medical offices & retail.
- ❖ Great exposure, visibility & parking
- ❖ Free standing former restaurant building

For Information Contact:

Tom Solomon

Jake Maiorino

(209)521-1591



### DEMOGRAPHICS:

#### Population

3-mile 172,771

5-mile 316,692

#### Average HH Income

3-mile \$59,308

5-mile \$61,387

#### Households

3-mile 57,211

5-mile 97,011

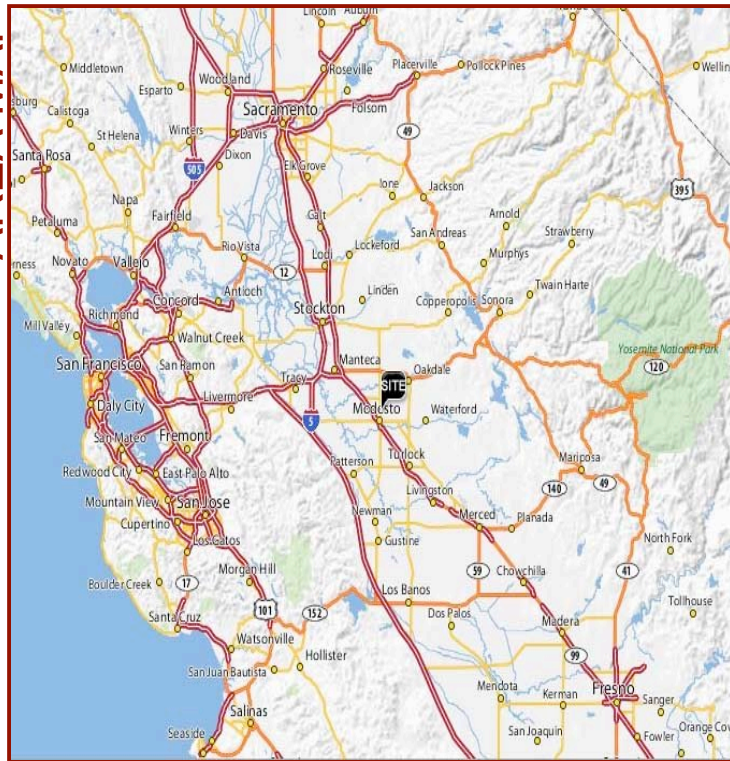
**Building Size: 7,165 SF**

**Parcel Size: 29,185 SF**

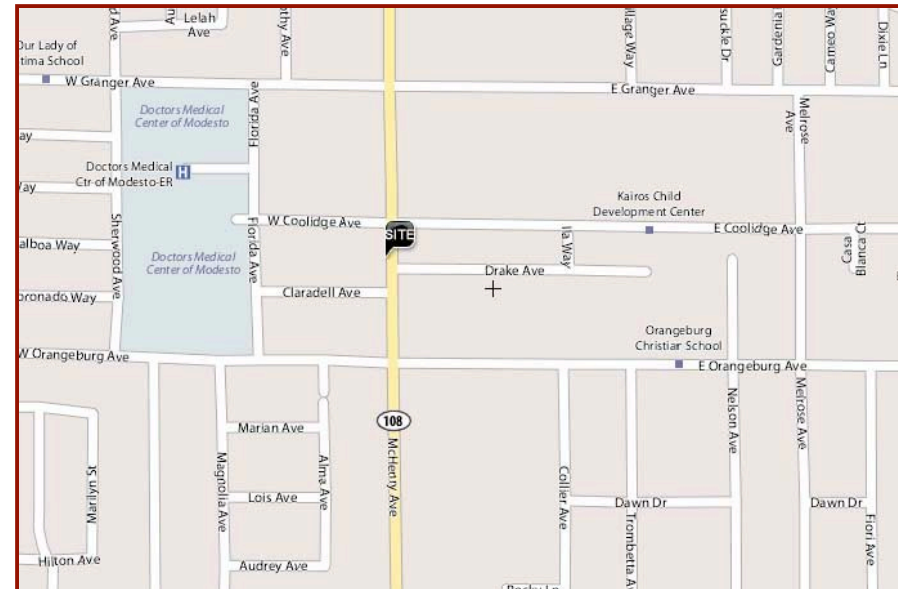
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AREA MAP

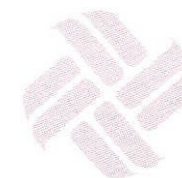


LOCATION MAP



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