

CoSoL Commercial Real Estate

2028 W. Orangeburg
Modesto, CA
FOR SALE

- Available 3,000 Sq. Ft.
- Price: \$269,000
- Lot Size: 7,820
- Excellent Owner/User Opportunity
- Great HWY 99 Visibility
- Free Standing Building
- Direct access to Hwy 99
- Located near restaurants, hotels and other services



**For Further Information
Contact:**

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DEMOGRAPHICS:

| | <u>1Mile</u> | <u>3 Mile</u> | <u>5 Mile</u> |
|----------------------------|--------------|---------------|---------------|
| Population (2005) | 15,810 | 121,270 | 250,465 |
| Projected 2010 Pop: | 17,362 | 136,352 | 281,825 |
| HH Income: (2005) | \$54,373 | \$60,834 | \$60,153 |

