

FORMER ENTERPRISE BUILDING

2816 McHENRY AVENUE • MODESTO • CALIFORNIA

NOW LEASING

- ❖ 1,590 SF
- ❖ 19,166 SF Parcel
- ❖ Great site for Bank, Credit Union or Fast Food Rest.
- ❖ Stand alone building with drive thru
- ❖ Located on busy McHenry Ave. (HWY 108)

For Information Contact:

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www.cosol.net



DEMOGRAPHICS:

Population

3-mile 152,341

5-mile 297,849

Average HH Income

3-mile \$62,232

5-mile \$63,371

Households

3-mile 52,111

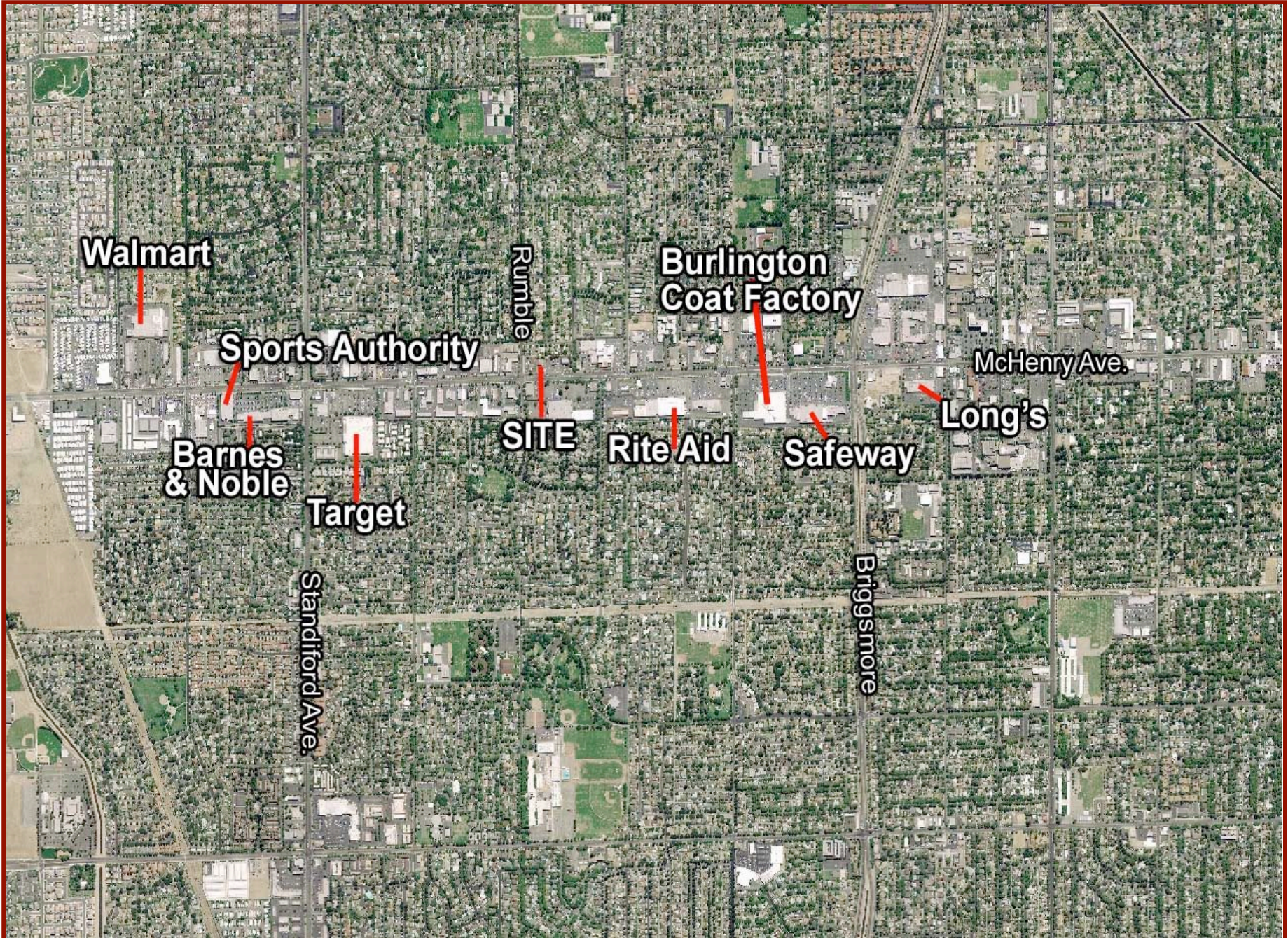
5-mile 92,671

Traffic Counts

McHenry Ave. 40,000 ADT

Building Size: 1,590 SF

Parcel Size: 19,166 SF



Walmart

Sports Authority

Barnes & Noble

Target

Standiford Ave.

Rumble

SITE

Rite Aid

Burlington Coat Factory

Safeway

Briggsmore

McHenry Ave.

Long's