

RETAIL / OFFICE SPACE FOR LEASE

4623 McHENRY AVENUE . MODESTO . CALIFORNIA

NOW LEASING

- ❖ ±4,294 sq. ft.
- ❖ Fully improved office space
- ❖ Close proximity to several car dealers
- ❖ Located on auto row
- ❖ Site offers great visibility and accessibility

For Information Contact:

Tom Solomon

Jake Maiorino

(209)521-1591



DEMOGRAPHICS:

Population

3-mile 85,596

5-mile 203,421

Average HH Income

3-mile \$69,375

5-mile \$66,857

Households

3-mile 29,975

5-mile 68,998

Number of Businesses

3-mile 3,104

5-mile 8,005

Building Size: 45,449 SF

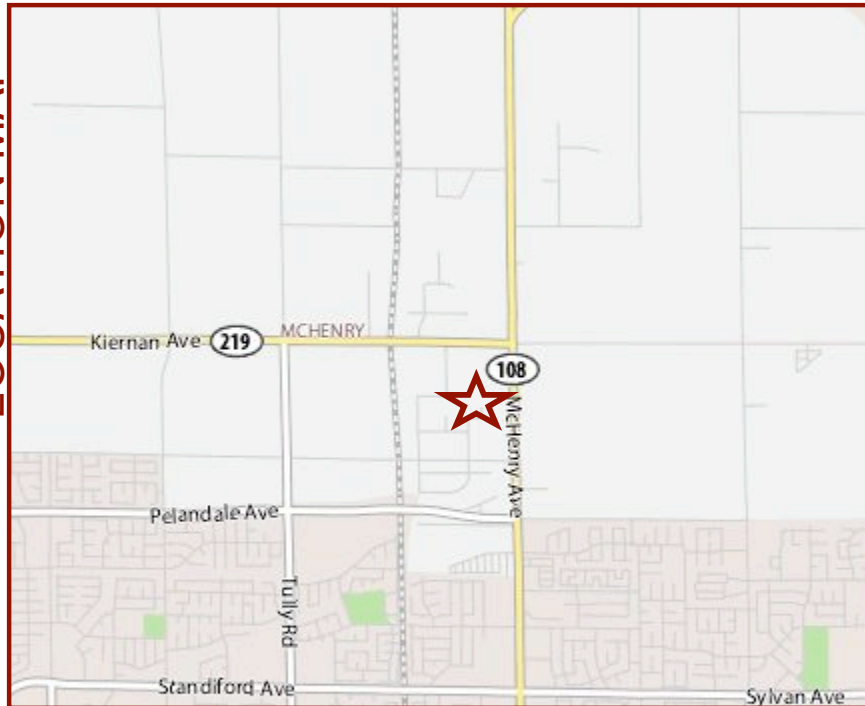
Traffic counts

McHenry Ave. 42,500 ADT

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LOCATION MAP



Please Call for Lease Rate

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