



Property Information:

Property Type: Land Development Site

Lot Size: 0.8 Acres

Zoning: R1 w/ Planned Transition Overlay

Proposed Use: Retail / Professional Office Complex

Property Features:

- Visibility off Hwy 20 on Fremont Ave
- Ideal location for a professional multi-tenant office complex or retail strip center



Demographics:

	1 Mile	3 Miles	5 Miles
Population	5,911	43,989	88,757
Number of Households	2,264	11,390	22,848
Avg. Household Income	\$44,097.00	\$62,532.00	\$73,496.00

Demographic Information provided by Environics Analytics.
More information available upon request

BMPA Traffic Count Location

Roadway Leg (N/S) FREMONT
Roadway Leg (E/W) SCIENCE CENTER

Traffic Count Data

Leg of the Intersection (Count from 2008)

North	East	South	West
11,469	5,965	10,622	3,802