

**+/- 1.43 ACRE NEW RETAIL DEVELOPMENT**

**POTENTIAL USES**

Restaurant, Medical, Retail, Gas, Bank

**TRAFFIC**

Roosevelt Rd: 38K VPD

Finley Rd: 22K VPD

**SPECIAL FEATURES**

- Site Boasts excellent visibility along busy Roosevelt and Finley Roads.
- Located at the signalized intersection of Roosevelt and Finley Rd. with additional stoplight along Roosevelt Rd.
- Dense Residential market with strong daytime population
- Situated in a mature market with limited commercial and developmental opportunities

**DEMOGRAPHICS**

<b>POPULATION</b>	1 Mile	14,281
	3 Mile	102,414
	5 Mile	268,817
<b>DAYTIME POPULATION</b>	1 Mile	15,505
	3 Mile	141,601
	5 Mile	365,667
<b>AVERAGE HH INCOME</b>	1 Mile	\$74,798
	3 Mile	\$90,600
	5 Mile	\$91,741

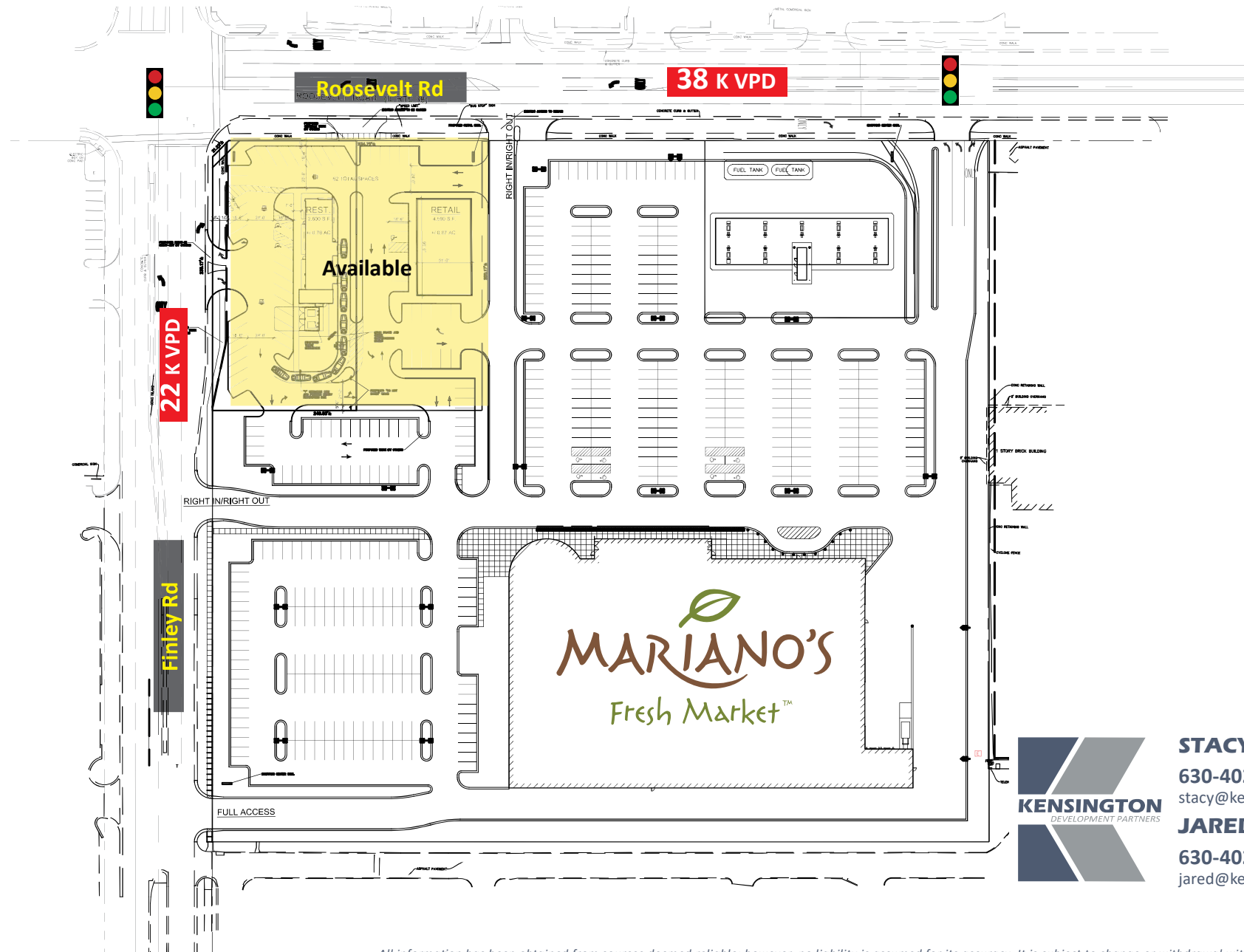


**KENSINGTON**  
DEVELOPMENT PARTNERS

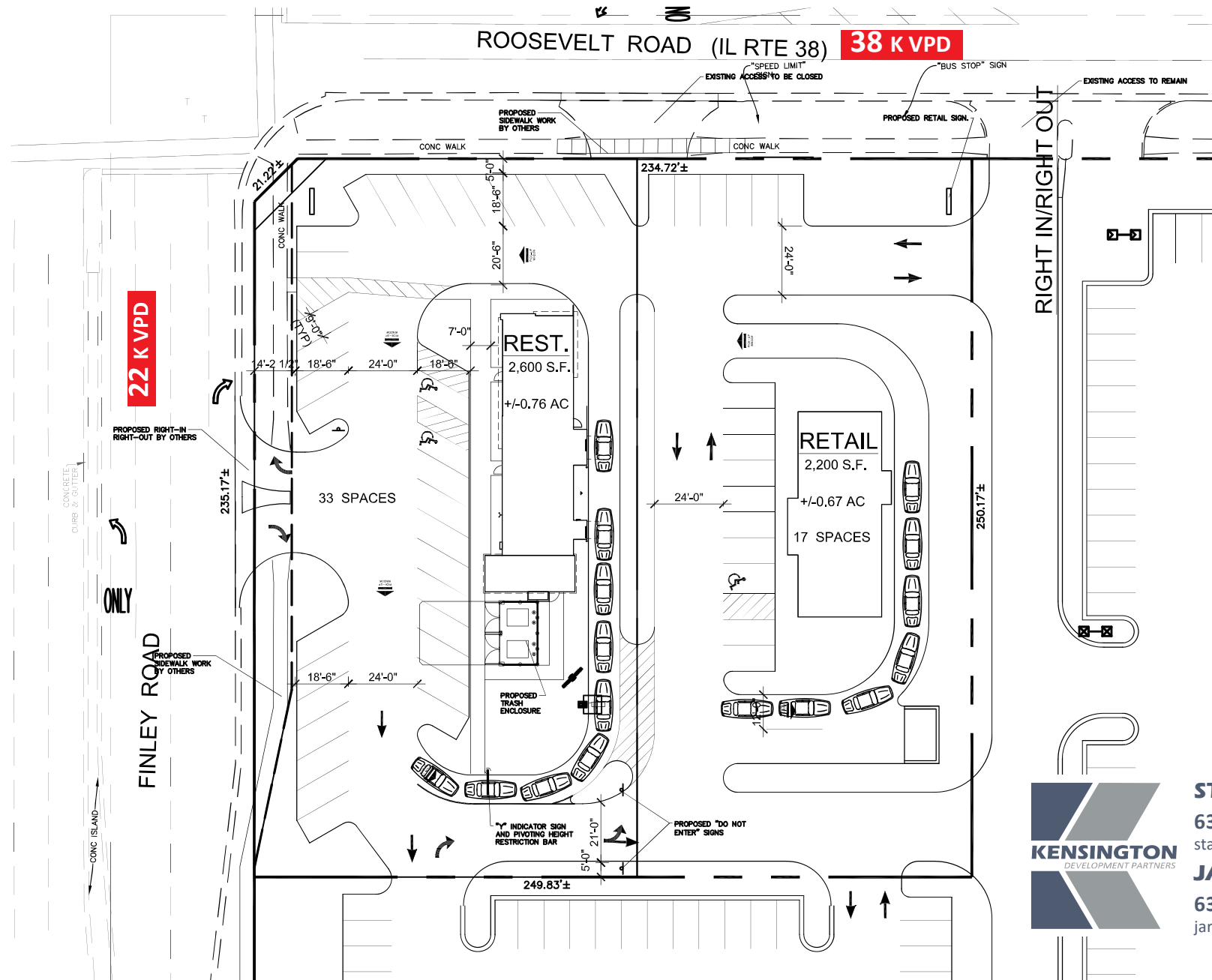
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