

LAND FOR SALE

9707 E 62ND ST. S



PROPERTY FEATURES

Pricing:	\$850,000
Size:	2.21 Acres (96,312 SF)
Dimensions:	Mingo 297 ft of frontage & Depth is 339 ft on 62nd St.
Zoned:	Commercial
Phase Reports:	1 ESA

LOCATION HIGHLIGHTS

- 297 ft of frontage
- Direct access off Mingo
- Site can be divided for two Commercial users
- Optimum signage placement
- Utilities to site
- Student population around 6,000 within a 3-mile radius
- Strong demographics
- Area restaurants, retailers, and businesses
- Quick and convenient access to I-64
- Minutes from Woodland Hills Mall
- Zoned Commercial, allowing multiple commercial users

TRAFFIC COUNT

Year: 2021 17,500

Year: 2019 22,500

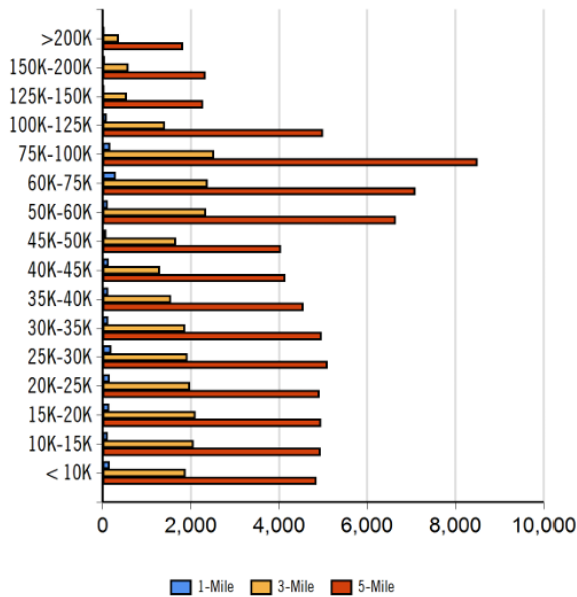
Year: 2015 13,900

DEMOGRAPHICS

Labor & Income

	Agriculture	Mining	Construction	Manufacturing	Wholesale	Retail	Transportation	Information	Professional	Utility	Hospitality	Pub-Admin	Other
1-Mile	10	7	138	296	50	213	150	134	190	442	363	28	124
3-Mile	96	196	2,277	3,728	891	3,247	1,355	1,297	3,249	5,732	4,009	610	2,287
5-Mile	206	913	5,776	10,509	3,135	9,917	4,543	3,428	9,499	17,835	9,897	1,979	7,111

Household Income



Radius	Median Household Income
1-Mile	\$48,505.00
3-Mile	\$49,268.02
5-Mile	\$52,221.99

Radius	Average Household Income
1-Mile	\$56,385.80
3-Mile	\$58,325.19
5-Mile	\$61,324.84

Radius	Aggregate Household Income
1-Mile	\$101,349,025.88
3-Mile	\$1,360,447,805.90
5-Mile	\$4,426,153,618.22

Education

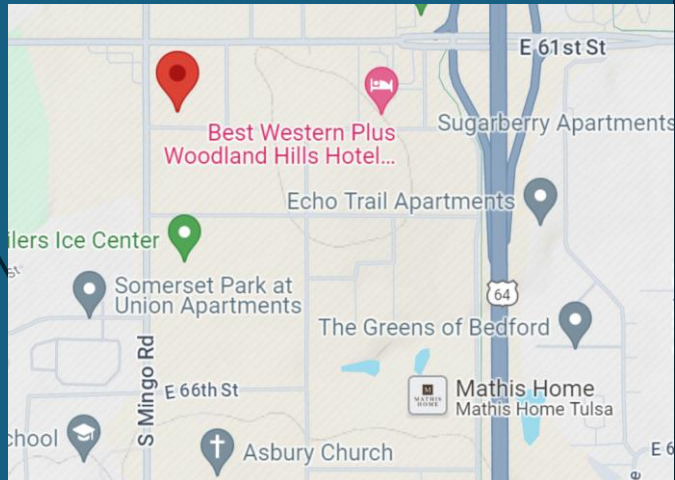
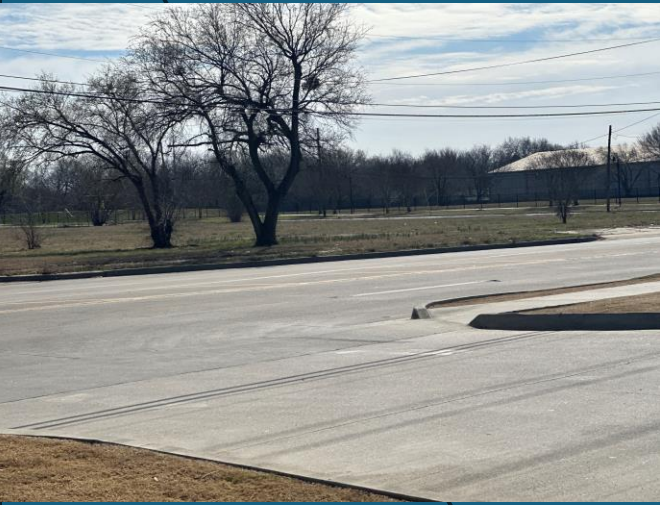
	1-Mile	3-mile	5-mile
Pop > 25	2,777	38,059	112,960
High School Grad	689	9,551	26,437
Some College	865	10,317	30,042
Associates	179	3,184	8,872
Bachelors	493	7,060	22,993
Masters	128	2,130	7,107
Prof. Degree	22	608	2,618
Doctorate	5	169	817

Tapestry

	1-Mile	3-mile	5-mile
Vacant Ready For Rent	18 %	48 %	64 %
Teen's	55 %	74 %	87 %
Expensive Homes	0 %	0 %	1 %
Mobile Homes	17 %	9 %	8 %
New Homes	45 %	49 %	64 %
New Households	70 %	104 %	113 %
Military Households	0 %	16 %	15 %
Households with 4+ Cars	26 %	47 %	58 %
Public Transportation Users	6 %	8 %	12 %
Young Wealthy Households	31 %	17 %	15 %

This Tapestry information compares this selected market against the average. If a tapestry is over 100% it is above average for that statistic. If a tapestry is under 100% it is below average.

REFERENCE IMAGES



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