

Free Standing Office Space



Tim Bettencourt
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2711 MCHENRY AVE. | MODESTO, CA

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Former Berkshire Hathaway

Location: 2711 McHenry Avenue, Modesto, CA
Anchors: Hobby Lobby
Available Space: Building: 5,240 Square Feet
Parcel: 29,975 Square Feet
Lease Rate: Call for pricing

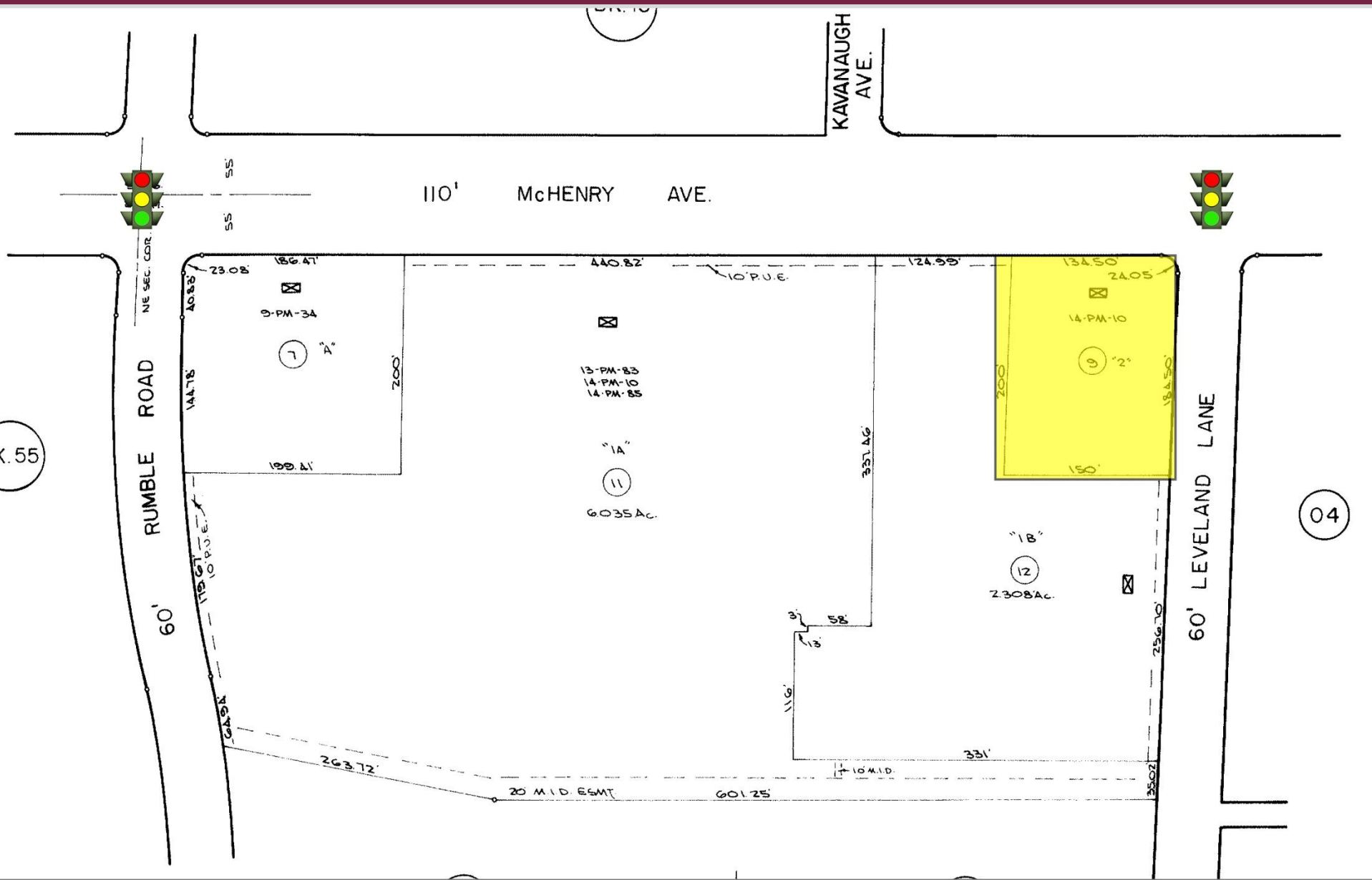
Demographics

	1 Mile	3 Mile	5 Mile
Population	17,793	133,063	261,720
Average HH Income	\$61,006	\$67,794	\$66,700

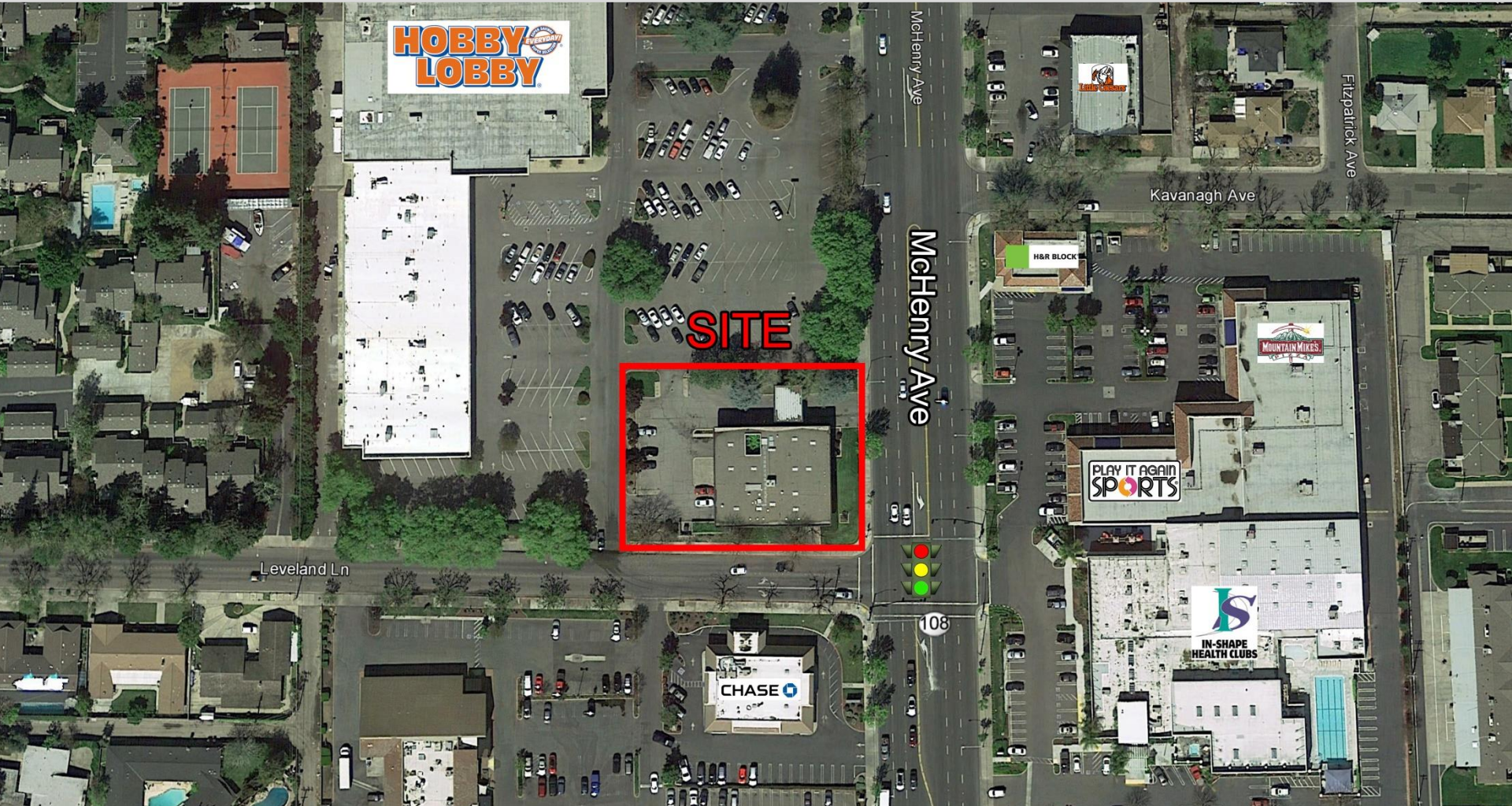
Traffic Counts

McHenry Avenue: 38,690 \pm ADT





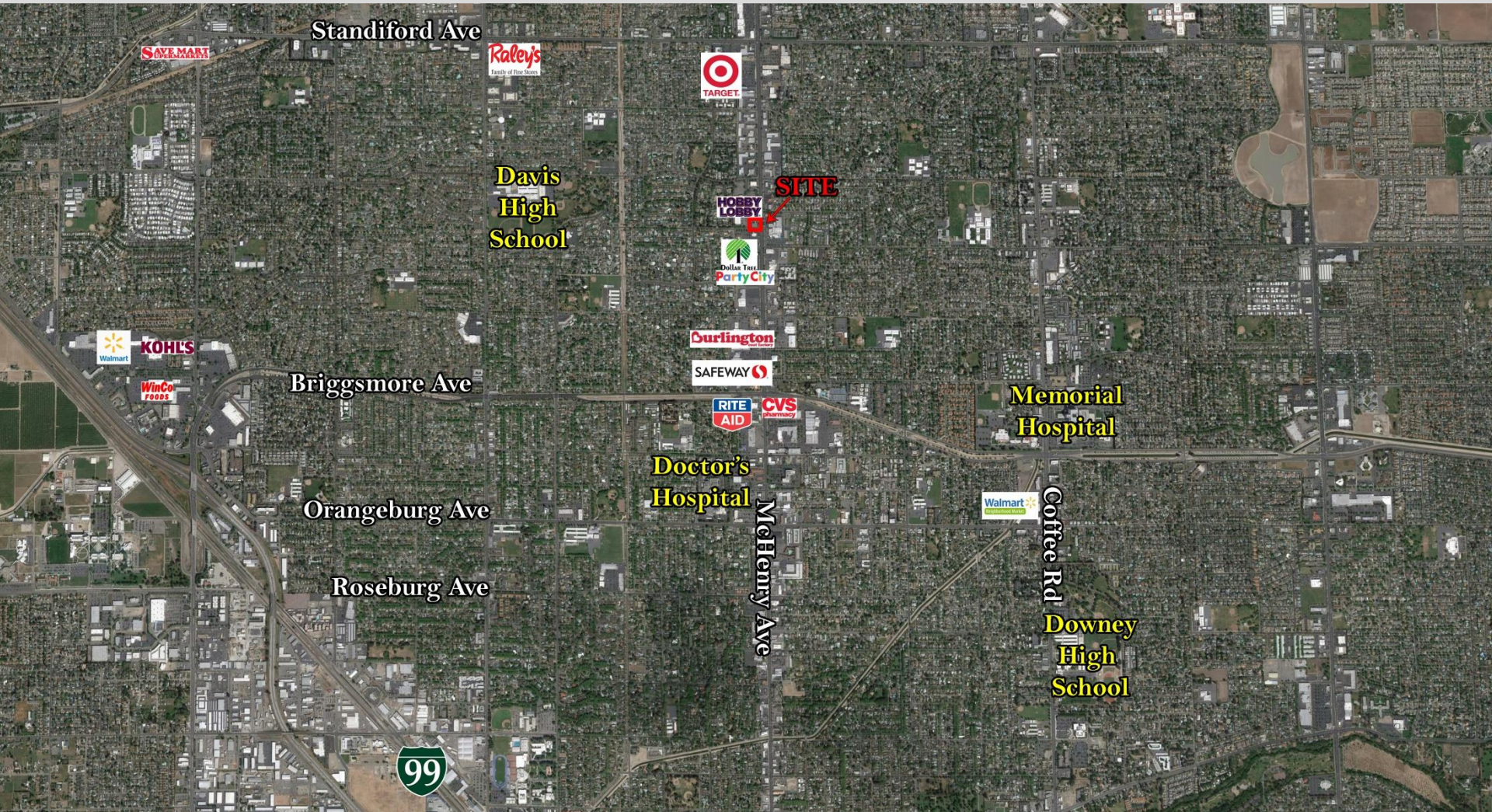
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