

FOR LEASE

7103 - 7143 BROADWAY, LEMON GROVE, CA 91945

LEMON GROVE SQUARE



Traffic Counts:

Broadway / Federal Blvd. (2022):	34,651 ADT
Massachusetts / Broadway (2022):	32,091 ADT
<u>TOTAL</u>	66,742 ADT (2022)

Demographics (2023):

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Total Population:	21,514	223,884	555,274
Average HH Income:	\$85,518	\$84,652	\$94,171

Located in the heart of Lemon Grove area with retailers such as Home Depot, Albertsons, and Food-4-Less. Lemon Grove Square is located at one of the busiest intersections in Lemon Grove. Join Dollar Tree, H&R Block, Postal Annex, and Eye Glass World in this fine Center.



For more information about this property, Please Contact:

Scott Duhs

Partner | CA License: 01048874

619.491.0614 | Scott@DuhsCommercial.com

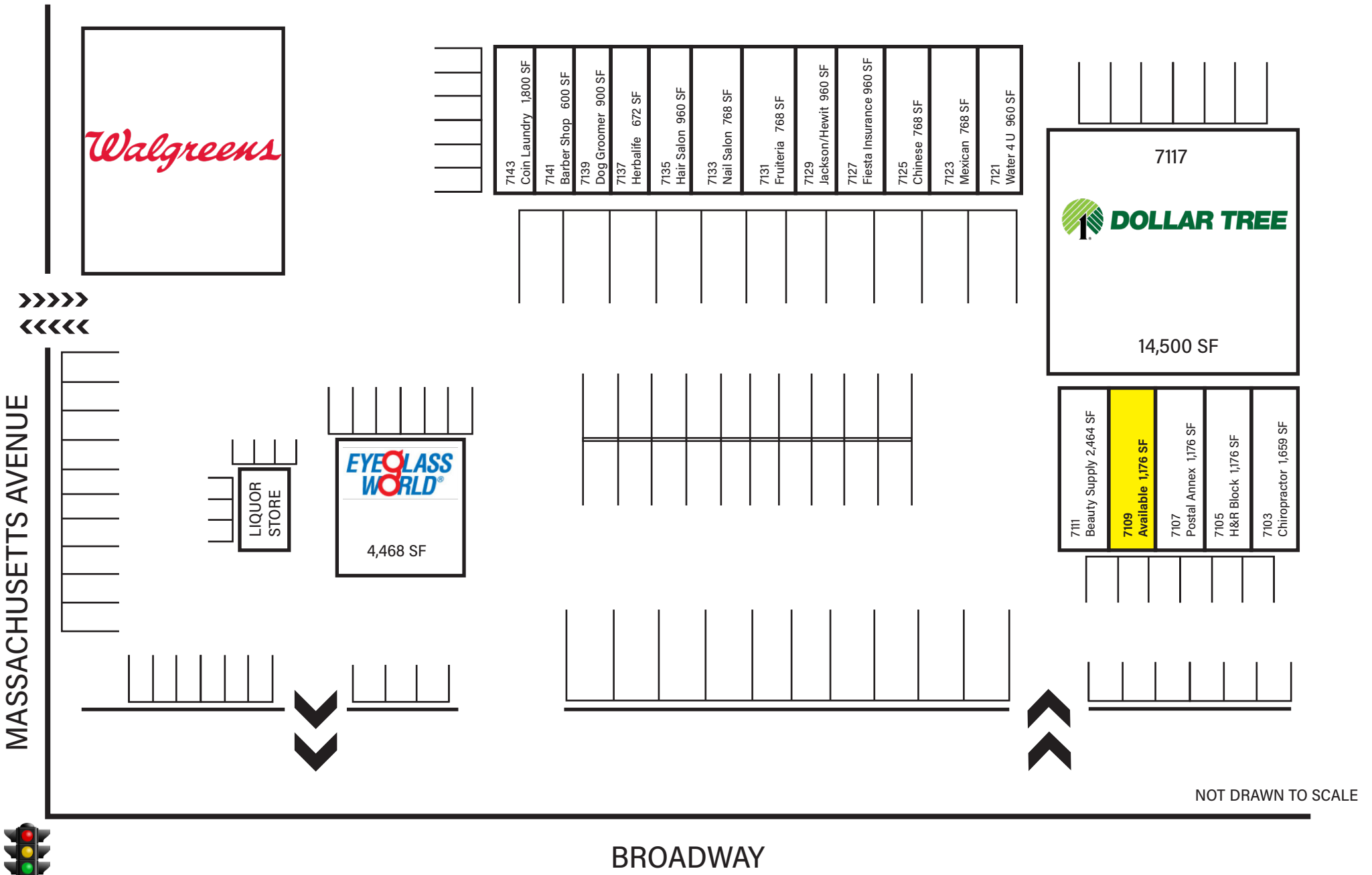


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Site Plan

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NOT DRAWN TO SCALE

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Aerial

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