

FOR LEASE - LEMON GROVE SQUARE

7103-7143 Broadway, Lemon Grove, CA 91945



TRAFFIC COUNTS:

Broadway / Federal Blvd. (2019)	34,159 ADT
Massachusetts / Broadway (2019)	<u>31,567 ADT</u>
TOTAL	65,726 ADT (2019)

2019 DEMOGRAPHICS:

	<u>1 MILE</u>	<u>3 MILES</u>	<u>5 MILES</u>
Total Population:	23,633	222,648	553,639
Average HH Income:	\$70,325	\$71,149	\$78,179

Located in the heart of Lemon Grove area with retailers such as Home Depot, Albertsons, and Food4Less. Lemon Grove Square is located at one of the busiest intersections in Lemon Grove. Join Dollar Tree, H&R Block, Postal Annex, and Eyeglass World in this fine center.

Available: 900 SF

Suite 7139 / Former Dentist Space



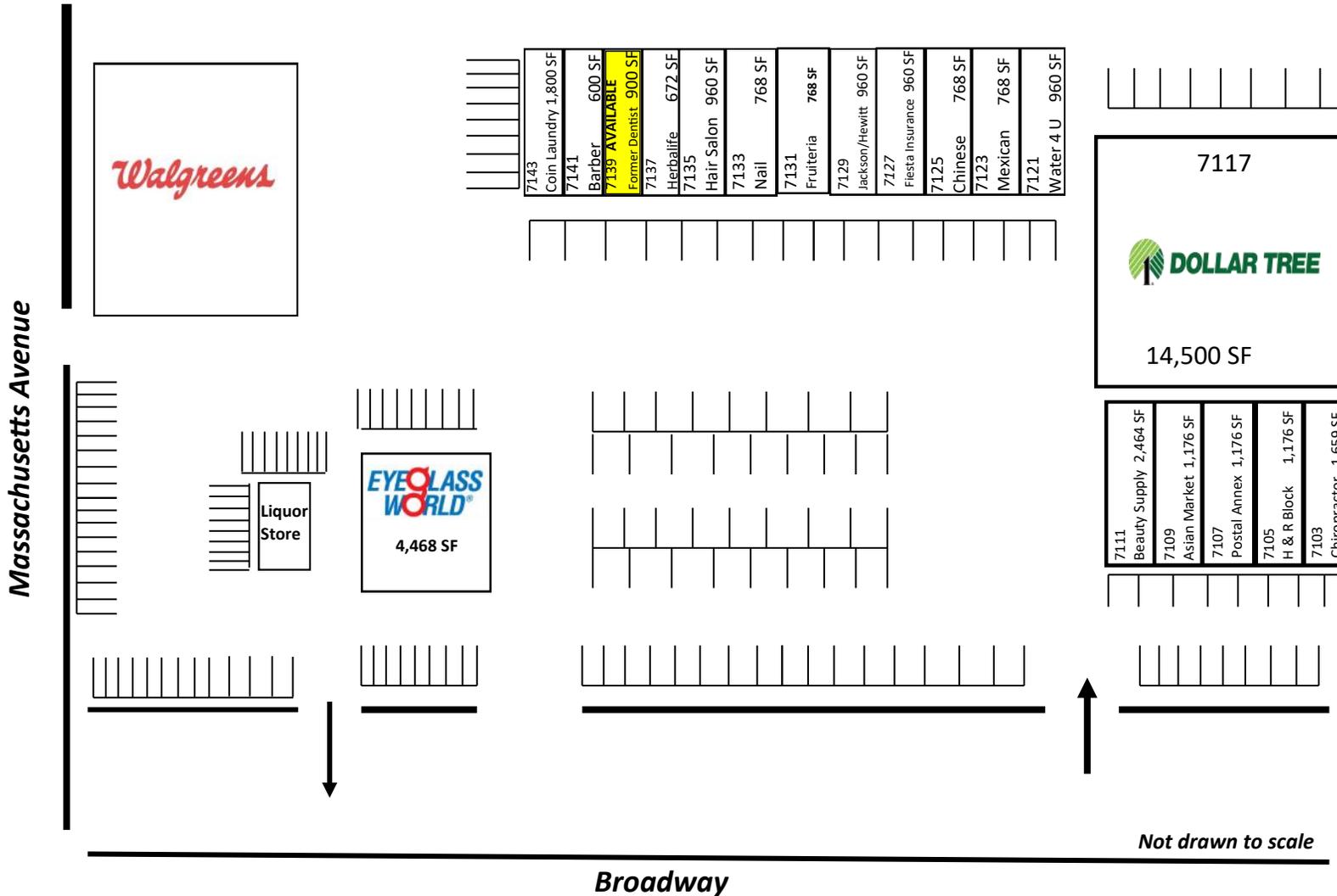
For more information about this property, please contact:

Scott Duhs
(619) 491-0614
Scott@DuhsCommercial.com
CA License: 01048874



SITE PLAN

7103-7143 Broadway, Lemon Grove, CA 91945



For more information about this property, please contact:

Scott Duhs
 (619) 491-0614
 Scott@DuhsCommercial.com
 CA License: 01048874



COMMERCIAL
 BROKERAGE • INVESTMENT • DEVELOPMENT

SITE PLAN

7103-7143 Broadway, Lemon Grove, CA 91945



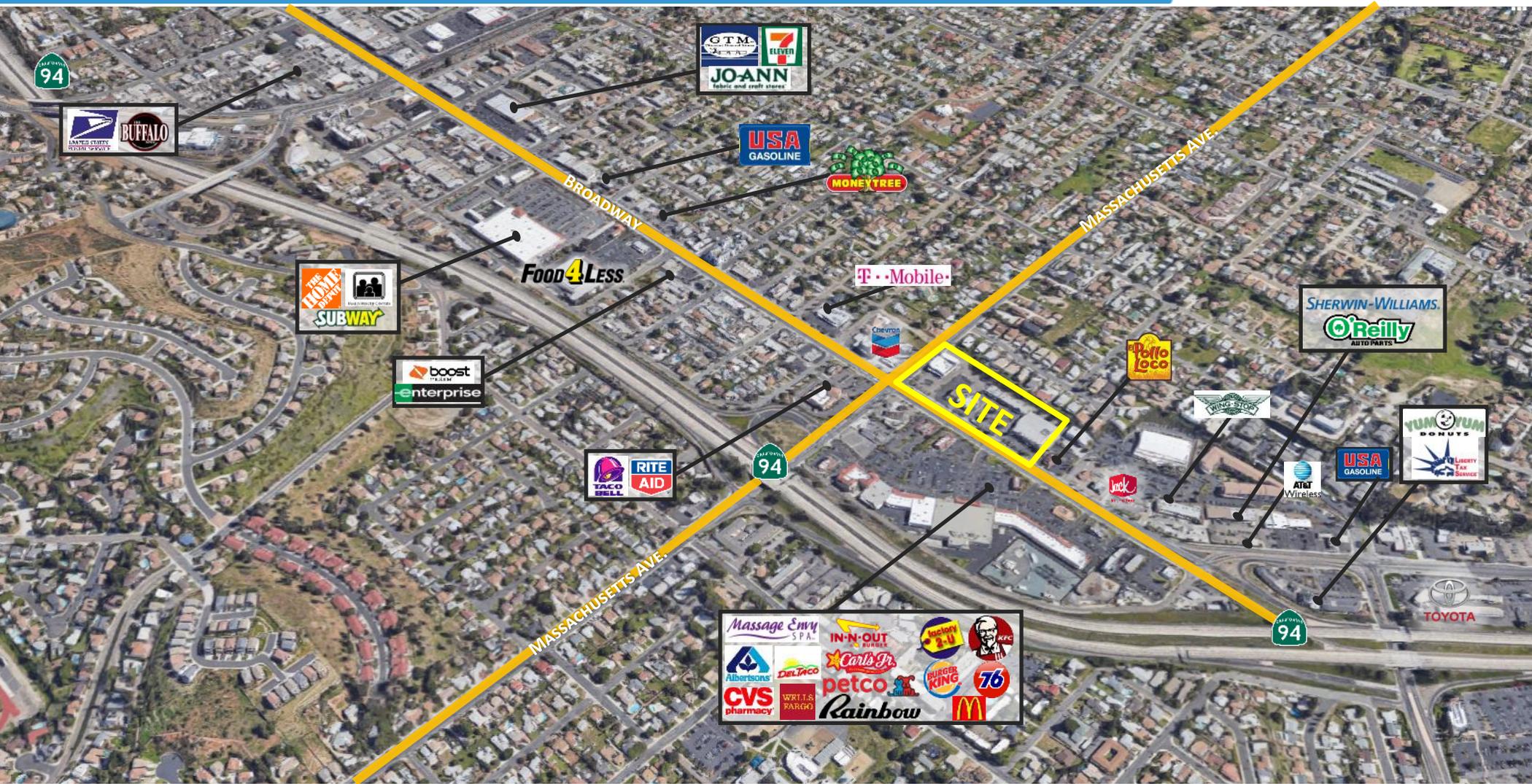
For more information about this property, please contact:

Scott Duhs
(619) 491-0614
Scott@DuhsCommercial.com
CA License: 01048874



AERIAL

7103-7143 Broadway, Lemon Grove, CA 91945



For more information about this property, please contact:

Scott Duhs
(619) 491-0614
Scott@DuhsCommercial.com
CA License: 01048874



COMMERCIAL
BROKERAGE • INVESTMENT • DEVELOPMENT