



FOR LEASE

BEN MADDOX LOT, VISALIA

PROPERTY FEATURES

Rental Rate: \$13.00 Per Sq. Ft.

Lease Type: Build to Suit
or
Ground Lease

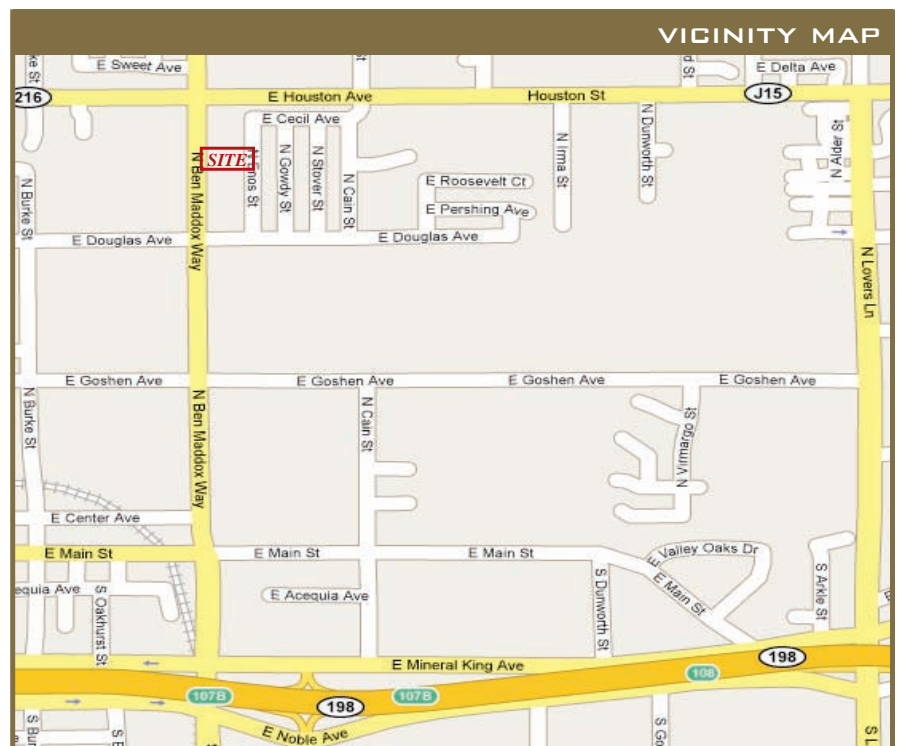
Square Feet: 27,085 ± Sq. Ft.

Zoning: Shopping /
Office Commercial
(CSO)

Additional Comments:

Good location on Ben Maddox Way. Ideal for service commercial, retail shop or fast-food pad. Build to suit for 6,500 Sq. Ft. building.

Please Note: All information and representation made herein, while not guaranteed, have been secured from sources we believe to be reliable, however, they are not warranted by Hyde Commercial and are subject to change without notice.



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HYDE
COMMERCIAL

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DEMOGRAPHICS

SEC OF BEN MADDOX WAY & HOUSTON AVE

POPULATION	1-mi	3-mi	5-mi
2007 Total Adult Population	10,688	50,200	91,380
2007 Median Age Total Population	25	28	29
POPULATION CHANGE	1-mi	3-mi	5-mi
2007 Total Population	16,267	72,946	131,424
2007 Total Households	4,356	22,779	42,281
INCOME	1-mi	3-mi	5-mi
2007 Median Household Income	\$40,601	\$44,862	\$48,325
RETAIL SALES VOLUME	1-mi	3-mi	5-mi
2007 Children / Infants Clothing Store	\$1,118,862	\$5,425,327	\$9,716,813
2007 Jewelry Stores	\$858,506	\$4,101,855	\$7,304,181
2007 Mens Clothing Stores	\$1,817,404	\$8,360,316	\$14,638,324
2007 Shoe Stores	\$1,614,125	\$7,642,421	\$13,522,476
2007 Womens Clothing Stores	\$3,371,251	\$15,233,235	\$26,346,905
2007 Automobile Dealers	\$21,785,246	\$103,531,651	\$184,206,916
2007 Automotive Parts / Acc / Repair Stores	\$2,692,698	\$12,565,199	\$22,176,537
2007 Other Motor Vehicle Dealers	\$815,106	\$3,774,134	\$6,643,628
2007 Tire Dealers	\$704,090	\$3,348,369	\$5,942,230
2007 Hardware Stores	\$330,563	\$1,572,180	\$2,973,986
2007 Home Centers	\$2,517,710	\$11,111,634	\$19,359,533
2007 Nursery / Garden Centers	\$735,177	\$3,505,470	\$6,252,049
2007 Outdoor Power Equipment Stores	\$297,220	\$1,369,634	\$2,430,415
2007 Paint / Wallpaper Stores	\$100,059	\$437,584	\$757,535
2007 Appliance / TV / Other Electronics Stores	\$1,978,102	\$9,379,970	\$16,579,243
2007 Camera Photographic Supplies Stores	\$346,168	\$1,600,542	\$2,819,319
2007 Computer / Software Stores	\$1,082,818	\$4,961,834	\$8,666,607
2007 Beer / Wine / Liquor Stores	\$1,235,628	\$5,904,772	\$10,527,539
2007 Convenience / Specialty Food Stores	\$2,279,611	\$10,881,245	\$21,000,648
2007 Restaurant Expenditures	\$7,416,309	\$45,201,199	\$88,026,964
2007 Supermarkets / Other Grocery excl Conv	\$15,112,910	\$69,944,102	\$123,185,497
2007 Furniture Stores	\$2,114,115	\$9,903,534	\$17,483,791
2007 Home Furnishings Stores	\$1,314,360	\$6,120,722	\$10,833,015
2007 Gen Merch / Appliance / Furnitures Stores	\$19,030,664	\$88,165,961	\$155,019,628
2007 Gasoline Stations w / Convenience Stores	\$12,509,758	\$55,640,343	\$97,959,591
2007 Other Gasoline Stations	\$10,230,145	\$44,759,094	\$76,958,937
2007 Department Stores excl Leased Depts	\$21,008,764	\$97,545,929	\$171,598,863
2007 General Merchandise Stores	\$16,916,549	\$78,262,425	\$137,535,831
2007 Other Health / Personal Care Stores	\$1,460,761	\$6,738,551	\$11,873,583

Demographic source : MapInfo



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AERIAL VIEW

