For Lease

Town & Country Square

2045 W Briggsmore Ave | Modesto, CA 95350

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NAIPence Capital
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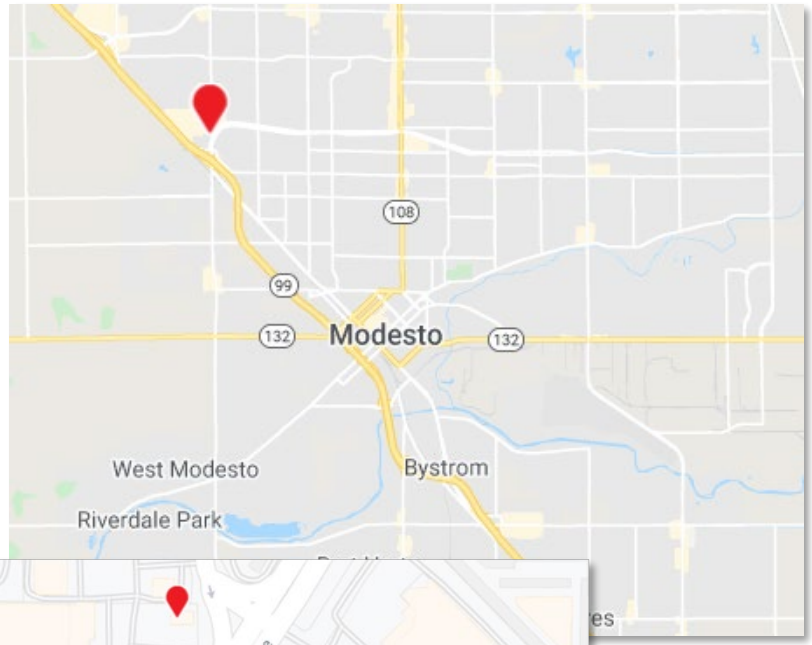
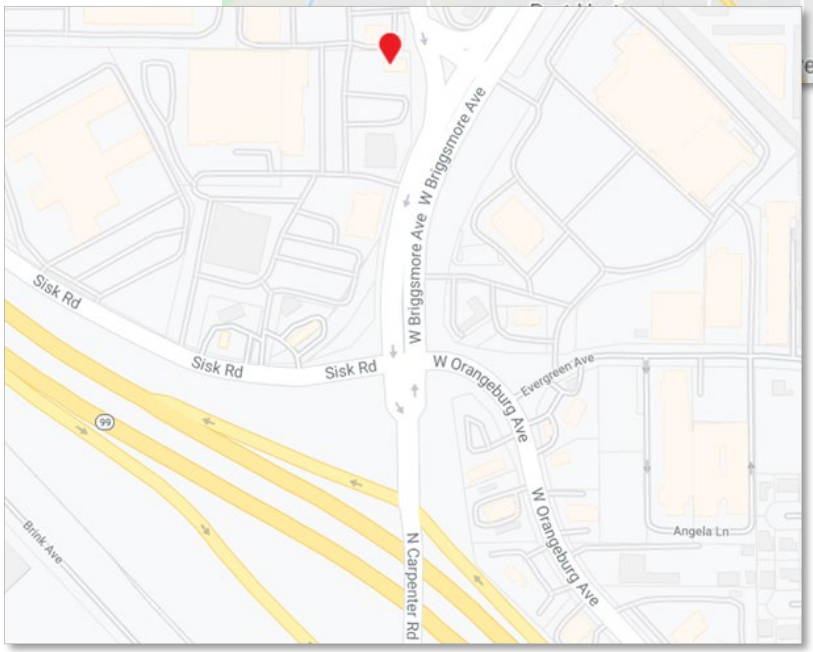
Lease

Lease Price:	**Contact Broker**
Space Available:	Suite 4: 1,303 Sq Ft Suite 5: 1,404 Sq Ft Suite 8: 1,404 Sq Ft
Lease Type:	NNN
Traffic Counts:	W Briggsmore Ave - ± 66,000 Sisk Rd - ± 23,000 Prescott - ± 17,500

Town & Country Square in Modesto, CA is positioned in a strong trade area with extraordinarily high traffic.





- Excellent access to Highway 99
- Planned façade improvements in progress
- Large consumer base with 107,000 people within a 3-mile radius and 230,000 people within a 5-mile radius
- Above normal household income at $77,000 per household
- Exceptional ingress and egress from three major thoroughfares
- Strong national retailers in the immediate area, including Starbuck's, Outback Steakhouse, Planet Fitness, Farmer Boys, Trader Joe's, Walmart, Kohl's, Winco, CVS, and more

Site Plan

Imperial Gardens
Indian Bazaar
1,320 SF AVAILABLE
1,404 SF
Acceptance Insurance
Beauty by Alla
1,404 SF AVAILABLE
California Shooting Sports
Shop Space
planet fitness
OUTBACK
WEST BRIGGSMORE AVENUE
PRESCOTT ROAD

Demographics

Population	1 mi	3 mi	5 mi
2020 Estimated Population:	17,097	104,741	226,600
2025 Projected Population:	17,629	108,703	235,725
2010 Census Population:	15,768	97,623	211,307
2025 Projected Growth:	0.6%	0.8%	0.8%

Households	1 mi	3 mi	5 mi
2020 Estimated Households:	5,557	37,301	75,482
2025 Projected Households:	5,592	37,755	76,513
2010 Census Households:	5,148	34,936	70,806
Projected Growth:	0.1%	0.4%	0.3%

Businesses	1 mi	3 mi	5 mi
2020 Estimated Total Businesses:	497	6,085	9,968
2020 Estimated Total Employees:	5,964	54,110	104,113

Income	1 mi	3 mi	5 mi
2020 Estimated Average HHI:	$64,849	$81,705	$79,253

Race & Ethnicity	1 mi	3 mi	5 mi
2020 Estimated White:	55.6%	61.9%	59.8%
2020 Estimated Black/African American:	5.9%	5.2%	4.7%
2020 Estimated Asian/Pacific Islander:	8.4%	8.7%	7.8%
2020 Estimated American Indian/Native Alaskan:	1.5%	1.2%	1.3%
2020 Estimated Hispanic:	44.2%	37.4%	44.4%
2020 Estimated Other Races:	28.6%	23%	26.5%

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