FOR LEASE | FORMER FAMILY DOLLAR

4500 MACK RD | SACRAMENTO, CA 95823



9,180 SF | FREESTANDING BUILDING

EPIC
REAL ESTATE ADVISORS, INC.

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PROPERTY HIGHLIGHTS

ADDRESS: 4500 Mack Rd.
Sacramento, CA 95823

SIZE: 9,180 sf.

- Signalized Intersection
- Monument Signage
- High Profile Building
- Dense Residential Area



DEMOGRAPHICS

	1 Mile	2 Miles	3Miles
POPULATION:	29,947	79,597	170,170
HOUSEHOLDS:	8,634	23,420	50,084
AVG. HOUSEHOLD INCOME:	$71,390	$72,482	$75,327
EMPLOYEES:	2,092	18,072	34,995

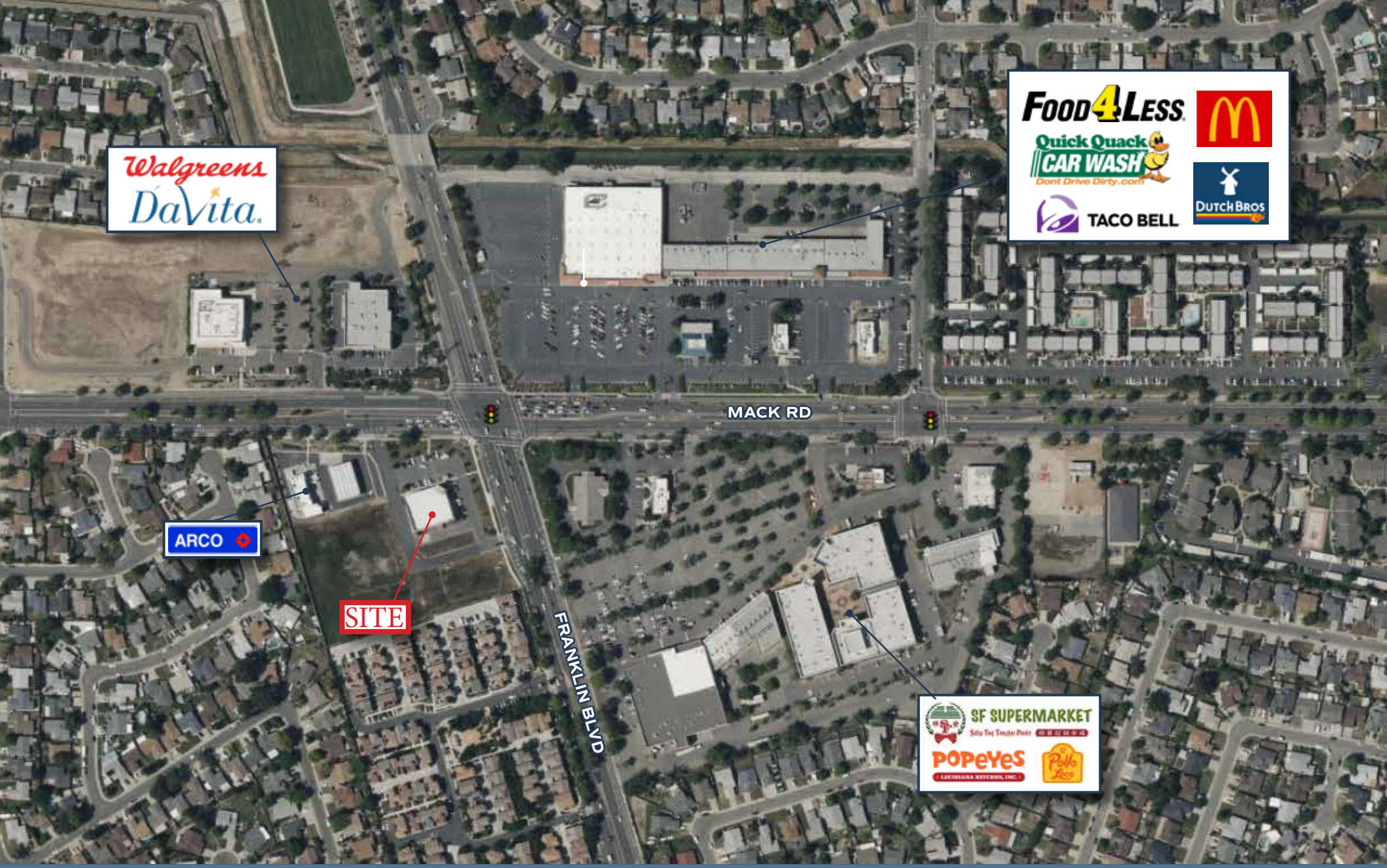


TRAFFIC COUNTS

MACK RD.: 25,208 ADT

FRANKLIN BLVD.: 24,906 ADT

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