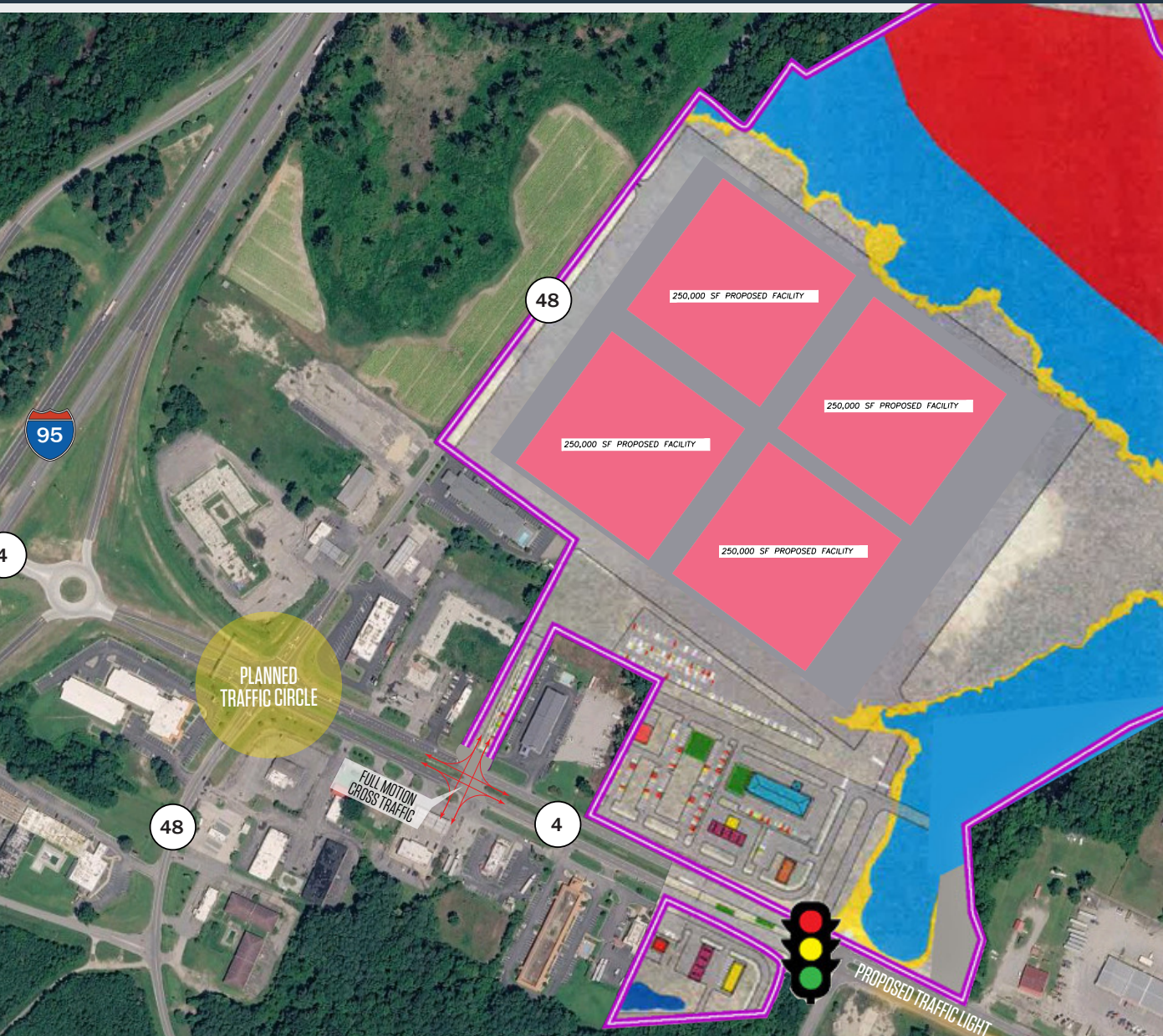




# I-95 & ROUTE 4 INTERCHANGE

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## INDUSTRIAL & RETAIL PADS

- I-95 Interchange Offering
- Proposed Warehouse/Distribution
- Retail Pads on Route 4
- Great Visibility and Interstate Access
- Proposed Traffic Signal at McLane Rd

JOIN .....



**BOB BROWNING**

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# AERIAL

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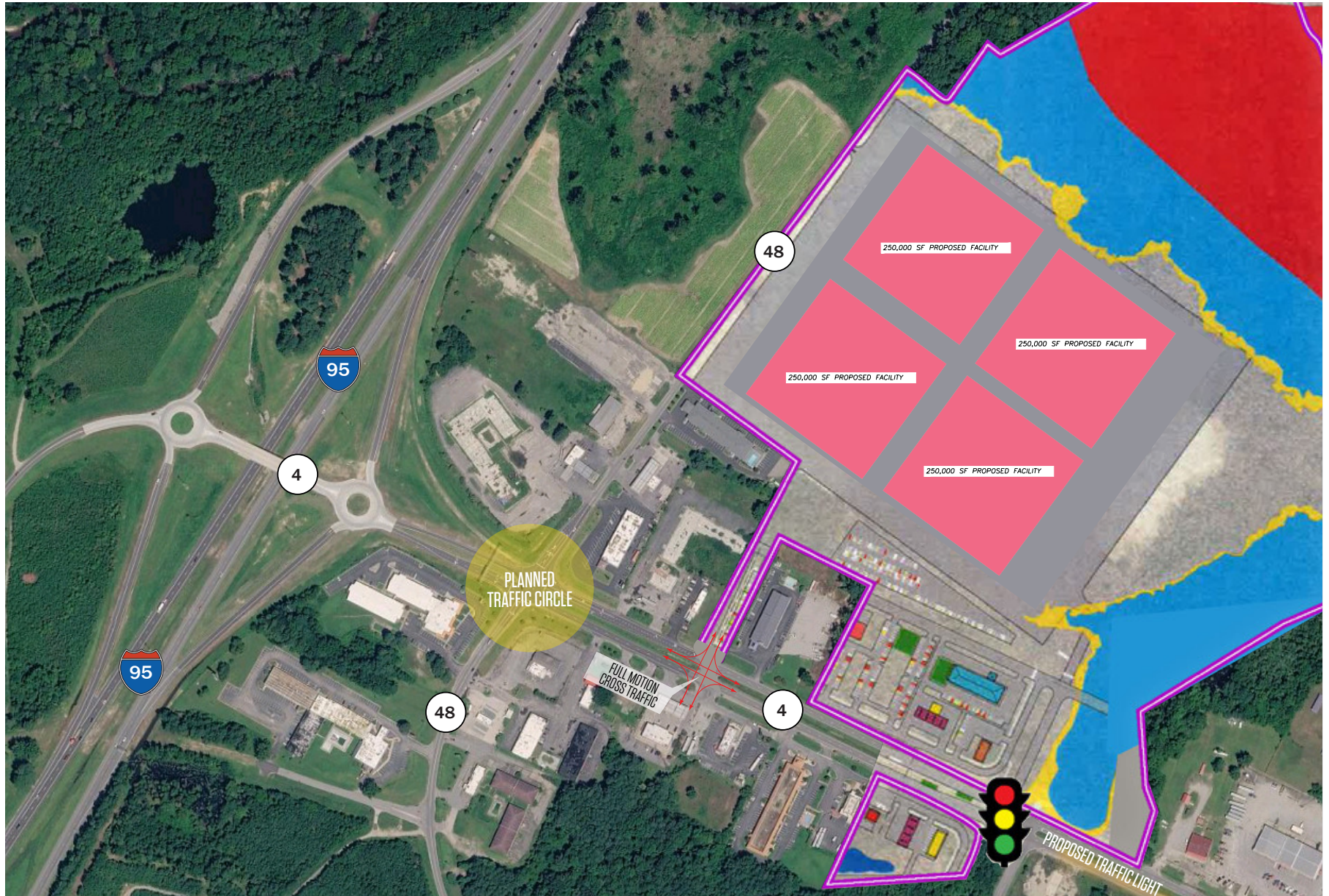
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# OVERVIEW

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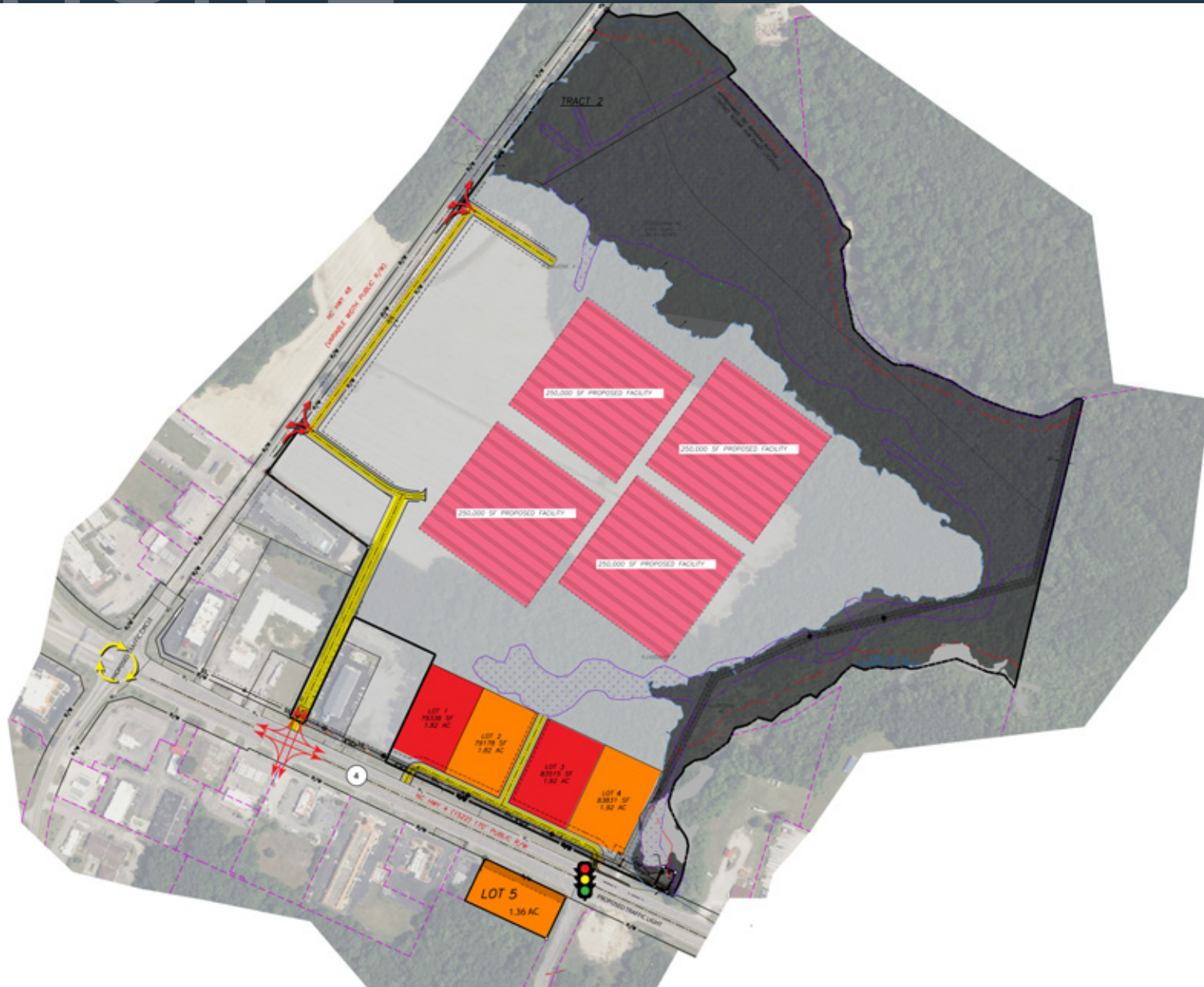
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# OPTION 2

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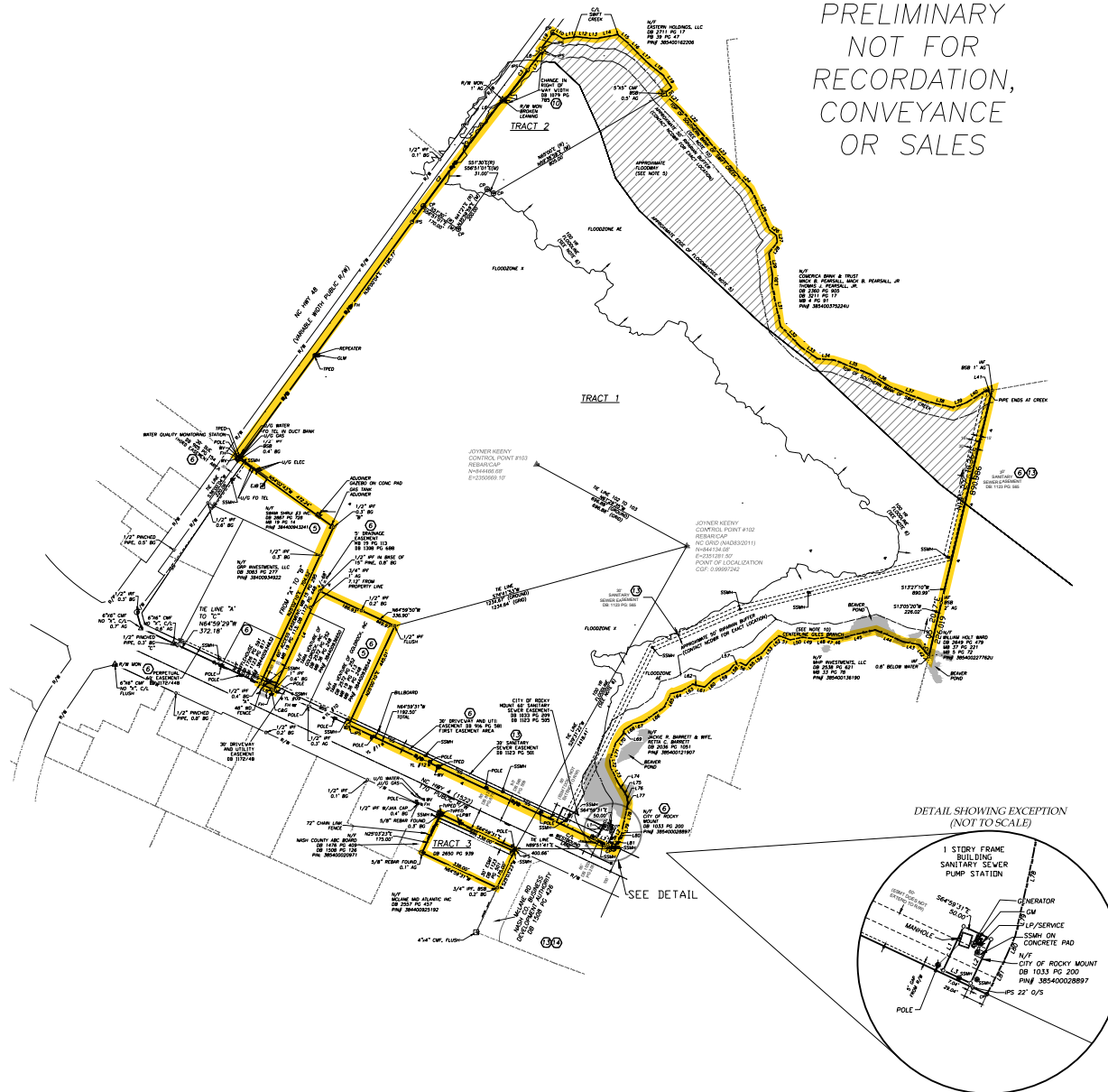
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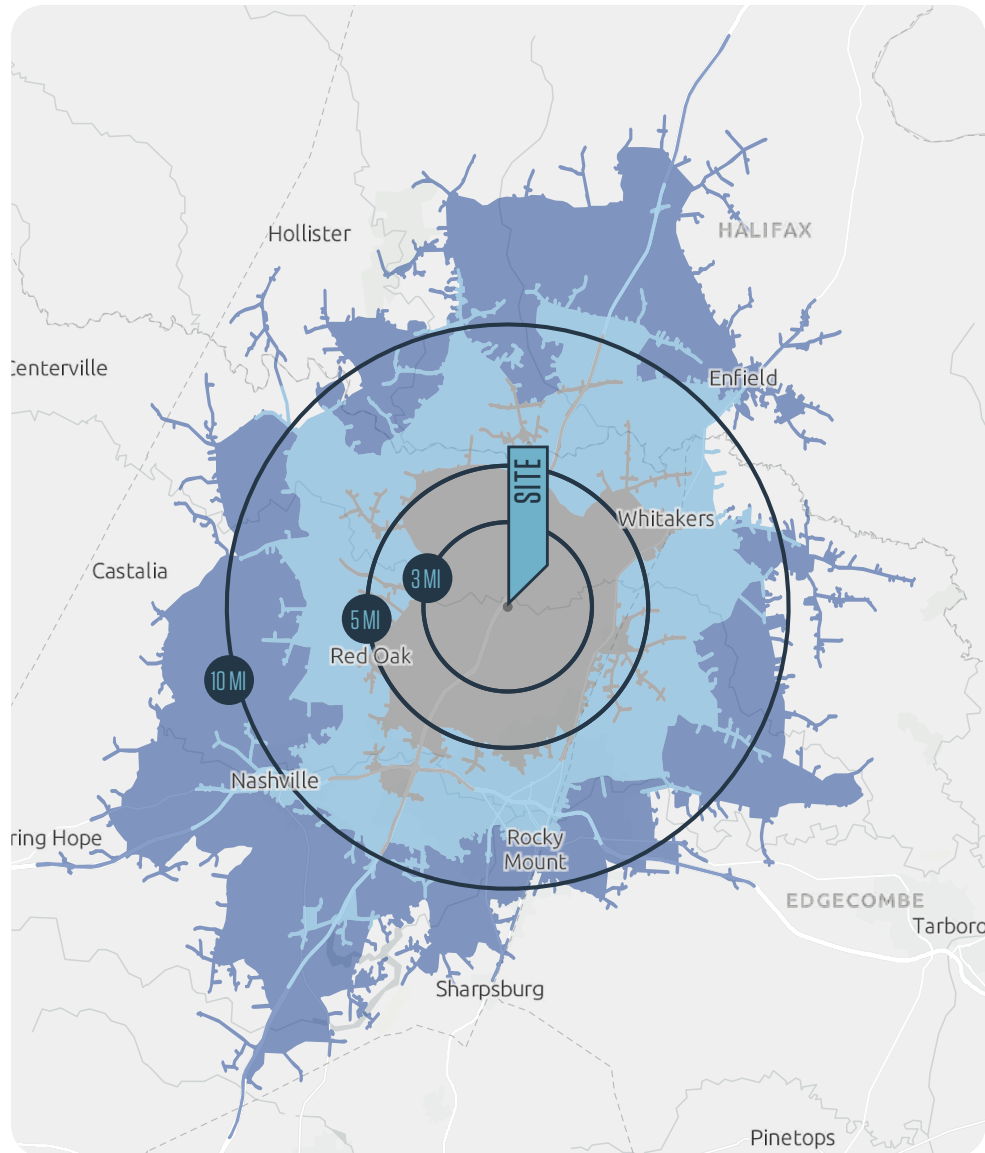
PRELIMINARY  
NOT FOR  
RECORDATION,  
CONVEYANCE  
OR SALES





## LOCATION

## &amp; DEMOGRAPHICS 2026



3-MILE

5-MILES

10-MILES

10-MIN

15-MIN

20-MIN



Population

|       |       |        |        |        |        |
|-------|-------|--------|--------|--------|--------|
| 1,494 | 8,231 | 61,139 | 14,878 | 48,919 | 90,235 |
|-------|-------|--------|--------|--------|--------|



Daytime Population

|       |       |        |        |        |        |
|-------|-------|--------|--------|--------|--------|
| 2,255 | 9,925 | 64,869 | 12,616 | 56,808 | 92,369 |
|-------|-------|--------|--------|--------|--------|



Households

|     |       |        |       |        |        |
|-----|-------|--------|-------|--------|--------|
| 604 | 3,433 | 26,800 | 6,511 | 21,691 | 38,692 |
|-----|-------|--------|-------|--------|--------|



Average Household Income

|           |           |          |           |          |          |
|-----------|-----------|----------|-----------|----------|----------|
| \$126,228 | \$105,886 | \$83,706 | \$102,519 | \$93,416 | \$72,165 |
|-----------|-----------|----------|-----------|----------|----------|

## TRAFFIC COUNTS | 2023

|      |            |
|------|------------|
| I-95 | 49,000 ADT |
| RT-4 | 5,200 ADT  |

[DOWNLOAD  
DEMOGRAPHIC REPORT](#)

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