

SE Corner of W. Hanford Road & 12th Avenue
Hanford, California 93230



- Located adjacent to a signalized intersection next to operating Circle K
- Located across street from Chevron and Popeye's Chicken.
- Easy access to Highway 198 (.39 miles north)
- Located less than 1 mile from the Hanford Mall

| | |
|----------------------|-----------------------------|
| SIGNAGE | N/A |
| 1-MILE (POP.) | 9,432 |
| 3-MILE (POP.) | 47,957 |
| MED. INCOME | \$63,335 (3 mile) |
| SPACE USE | Retail, Medical, Service |



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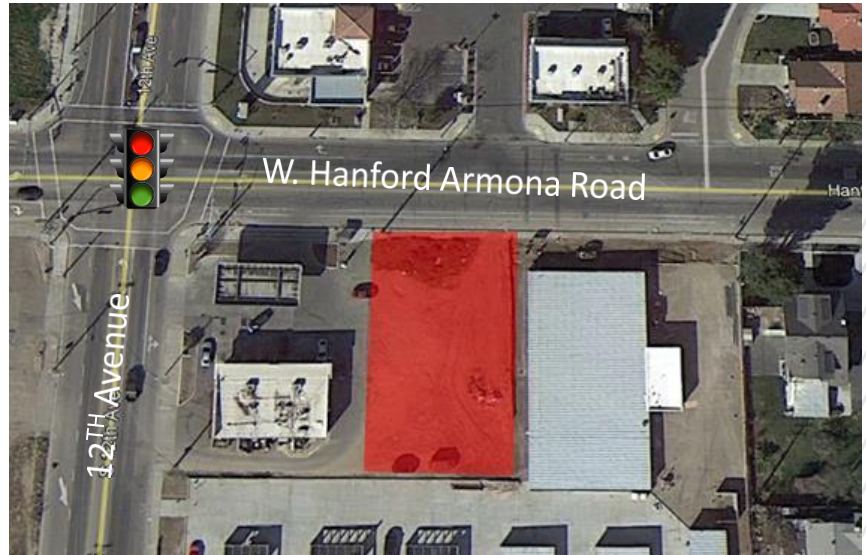
FOR SALE

SE Corner of W. Hanford Road & 12th Avenue
Hanford, California 93230



THE AREA

Located in Hanford, California. Hanford has a total population of 57,676 people. The subject site is conveniently located less than .5 miles from Highway 198 and less than 1 mile from the Hanford Mall.



LEGAL INFORMATION

| | |
|---------------|-------------|
| TAX PARCEL ID | 011-110-002 |
| 2024 RE TAXES | TBD |
| ZONING | NC |

RESTRICTIONS

Property will be restricted against uses competitive with convenience stores

OFFERING PROCESS

Seller will consider the submission of an offer using Seller's Letter of Intent form, which will be provided to qualified buyers. Interested parties should submit an LOI on terms where the Buyer agrees to complete a purchase of the property on the Seller's Real Estate Sales Agreement. All offers must be received by Exclusive Agent, Cushman & Wakefield. Contact information is below:

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