

3200 SQ.FT. PRIME MULTI-TENANT END-CAP DRIVE-THRU NOW PRE-LEASING

DIVISIBLE FOOD/RETAIL | GROUND LEASE OR BUILD-T-SUIT

910 W. Florida Ave.
Hemet, CA 92543



PROJECT HIGHLIGHTS

- ◆ Prime Corner Location with High Visibility
- ◆ Strategically Located on a Commercial Corner with 5-Way Traffic Signal already installed
- ◆ Dual Street Access: Florida Ave. (Hwy 74) and Palm Ave.
- ◆ Caltrans Approved Access off Florida Ave.
- ◆ Last vacant lot on Florida Ave. in West Hemet
- ◆ Drive-Thru Capability
- ◆ High Visibility End-Cap Unit
- ◆ Ideal Space for Food or Retail Use
- ◆ Just across the street from Walmart grocery and Starbucks Coffee
- ◆ ±39,500 homes within a 3 mile radius



2020 Demographics	3-Miles	5-Miles
Population:	120,803	306,336
Housing Units:	36,703	98,394
Median Income:	\$43,010	\$48,336



Contact:
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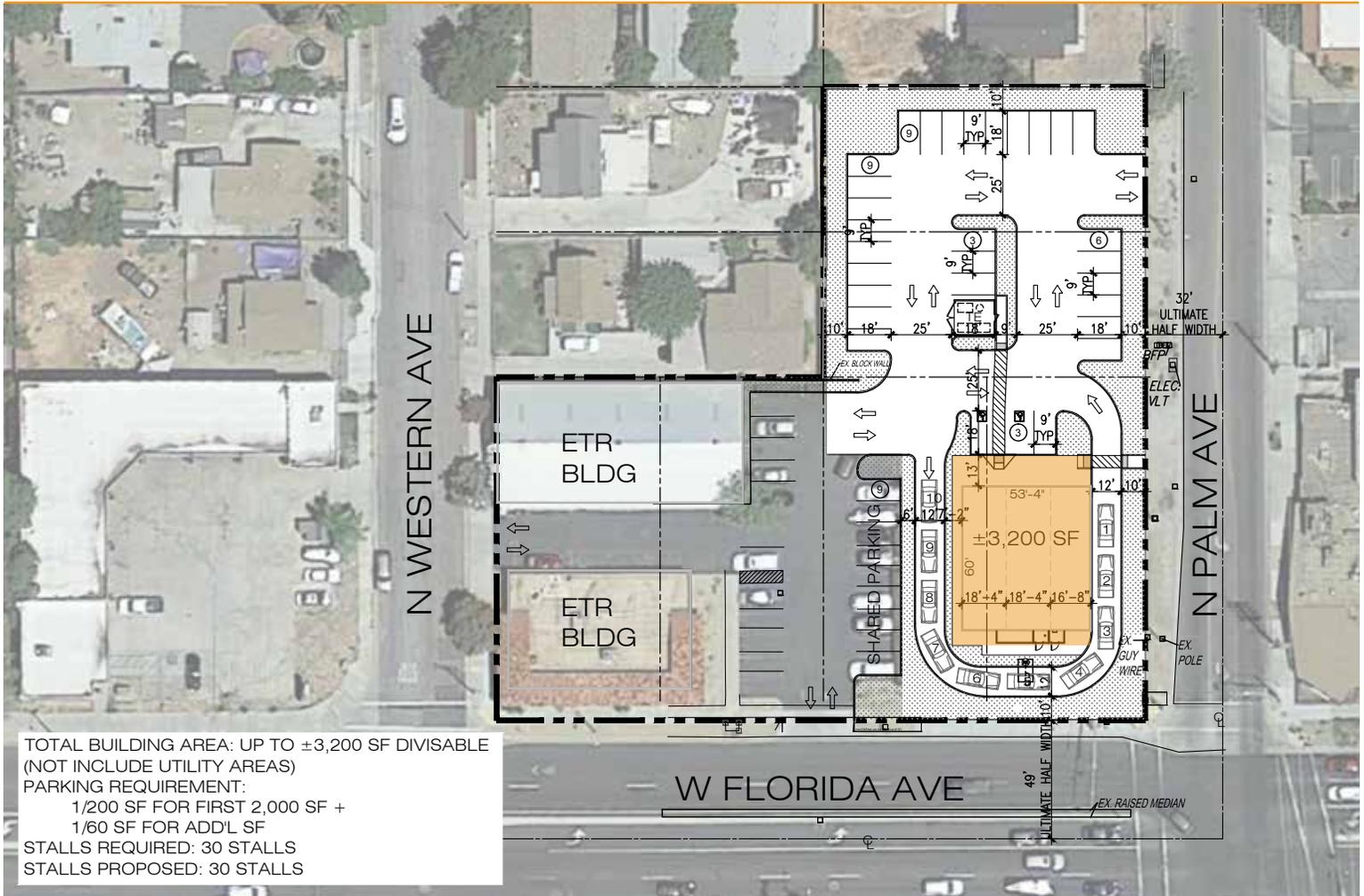
AMS Real Estate Services
(888) 215-TEAM (8326)
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SITE PLAN



DON'T MISS OUT ON THIS INCREDIBLE OPPORTUNITY!

This commercial lot is ideally positioned in a high-traffic area, surrounded by thriving businesses and conveniently located just across the street from a Walmart grocery store and a Starbucks coffee. With its strategic corner placement and established infrastructure, it offers excellent visibility and easy accessibility.



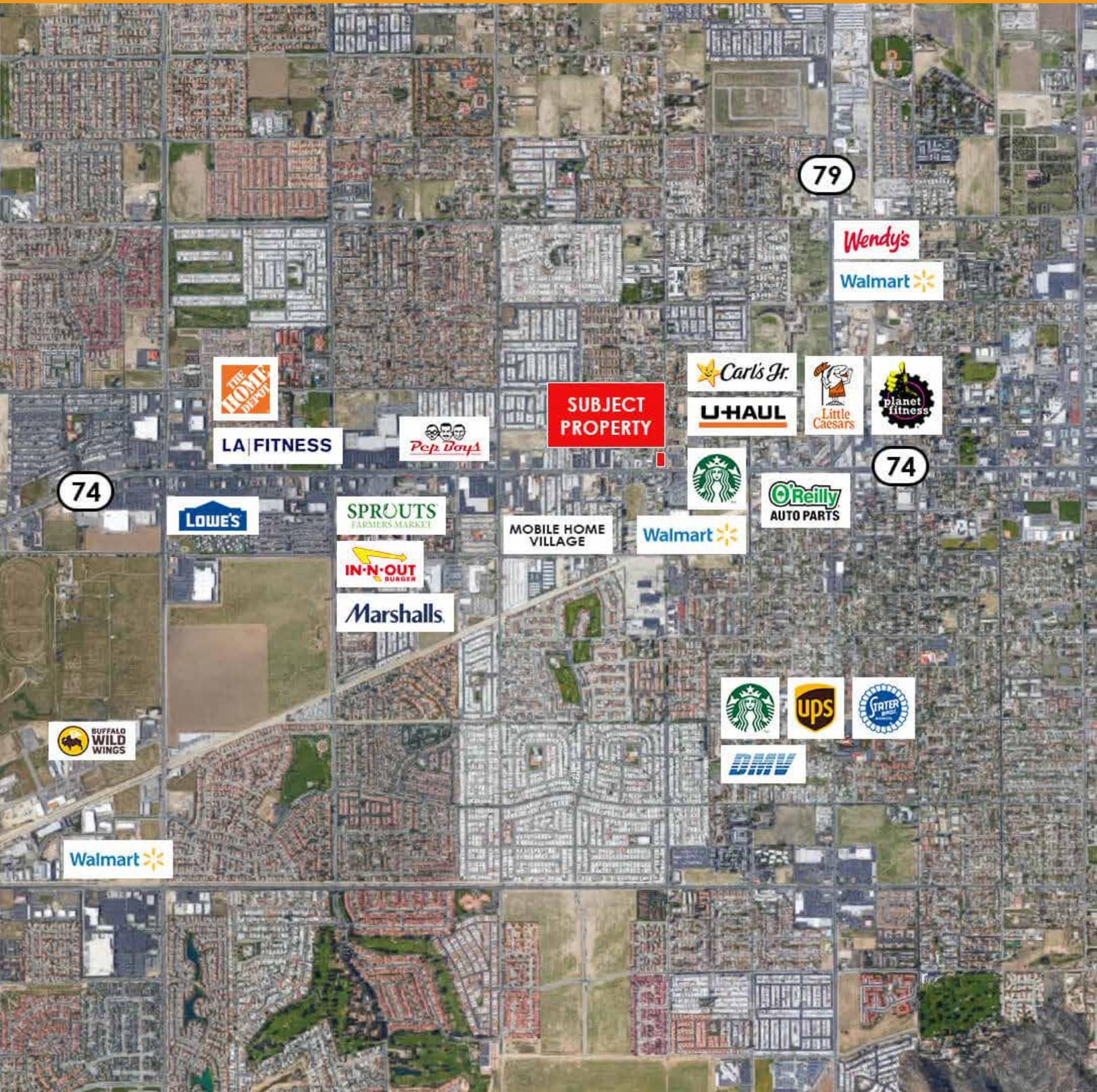
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