



# 2 N MAIN ST

Lodi, CA 95240



### PROPERTY DESCRIPTION

KW Commercial presents 2 N Main St, a 5,964 SF mixed-use building on a 0.21-acre secured corner lot in Downtown Lodi. The property has been well-maintained, includes 10 dedicated parking spaces, and offers excellent visibility in a high-traffic corridor just east of the thriving Lodi Downtown. The property is conveniently located within walking distance of banks, restaurants, and essential business services. Currently owner-occupied, the unit is available for purchase immediately. Don't miss this rare opportunity to acquire this great asset located in a designated Opportunity Zone. Contact the listing agents to schedule your private tour today!

\*Please do not disturb the current occupant.\*

### OFFERING SUMMARY

Sale Price:	\$649,900
Lot Size:	0.21 Acres
Building Size:	5,964 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	7,607	18,229	26,694
Total Population	22,121	50,855	73,988
Average HH Income	\$81,590	\$96,880	\$109,310

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## PROPERTY HIGHLIGHTS

- Benefits from high visibility and steady foot & vehicle traffic
- Corner property
- Secured parking lot
- Located less than a mile from Highway 99
- DMU zoning offers flexibility for a range of retail, office, or specialty service businesses.
- Proximity to Downtown Lodi's ongoing revitalization efforts can drive future appreciation
- Located in a Designated Opportunity Zone, offering potential tax advantages for long-term investors.
- Convenient location near various restaurants, professional service providers, hotels, retail, and financial institutions

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# EXTERIOR PHOTOS



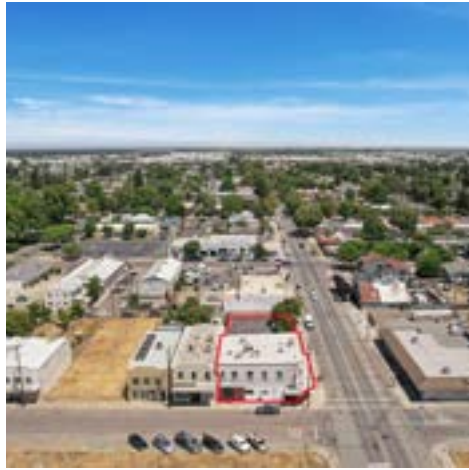
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# AERIAL & EXTERIOR PHOTOS



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# INTERIOR PHOTOS



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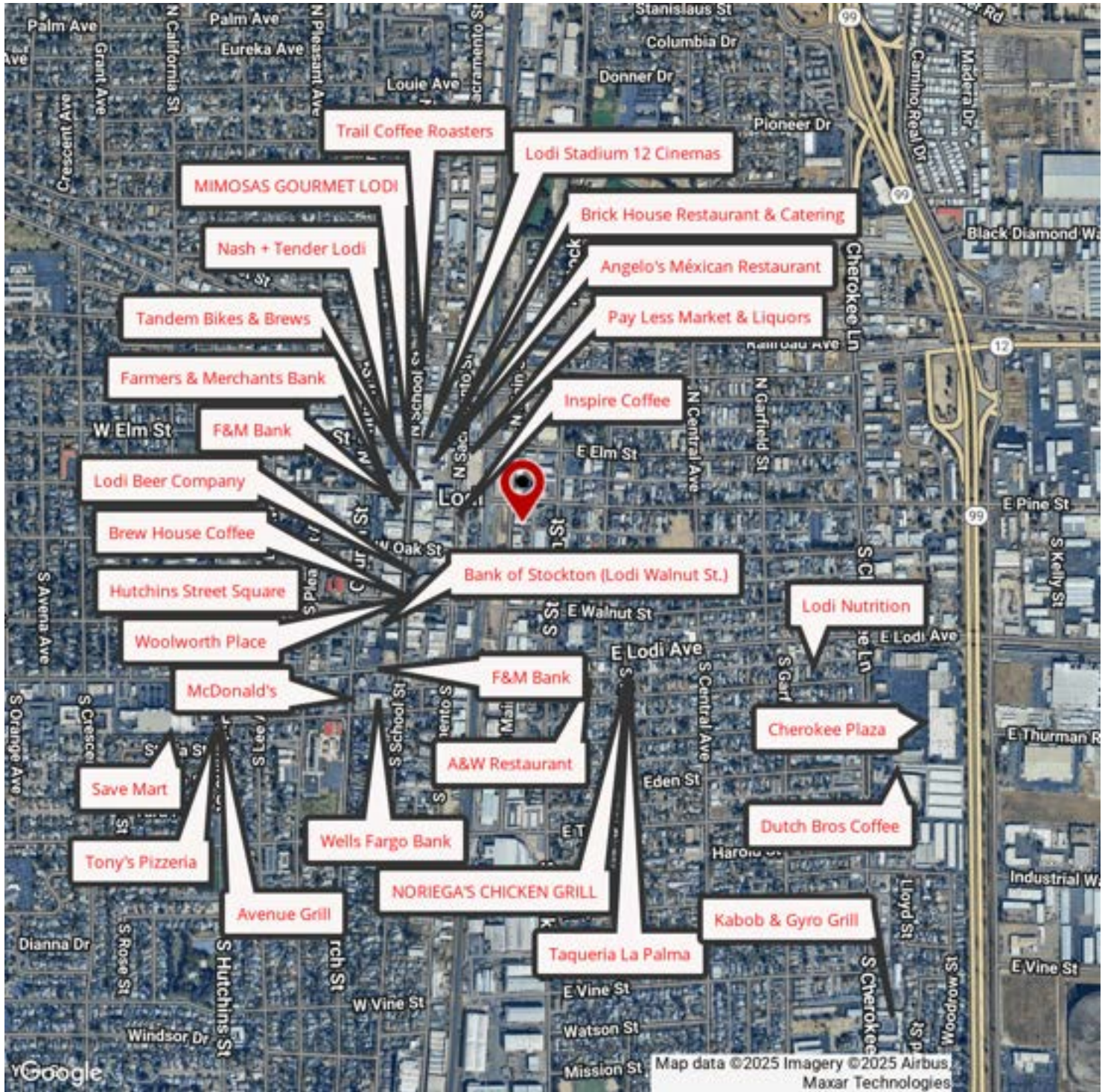
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# MIXED-USE BUILDING FOR SALE



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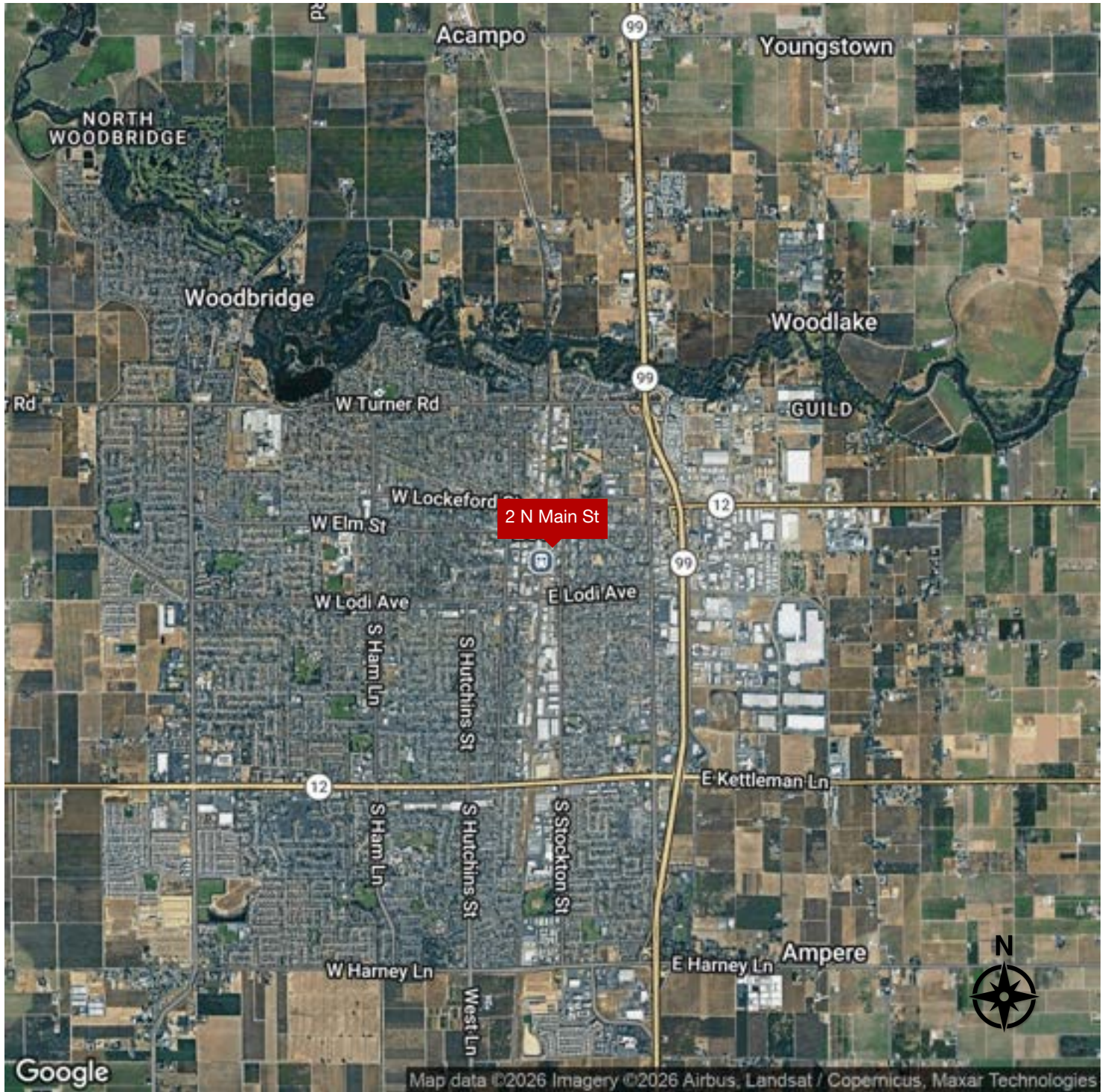
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# REGIONAL MAP



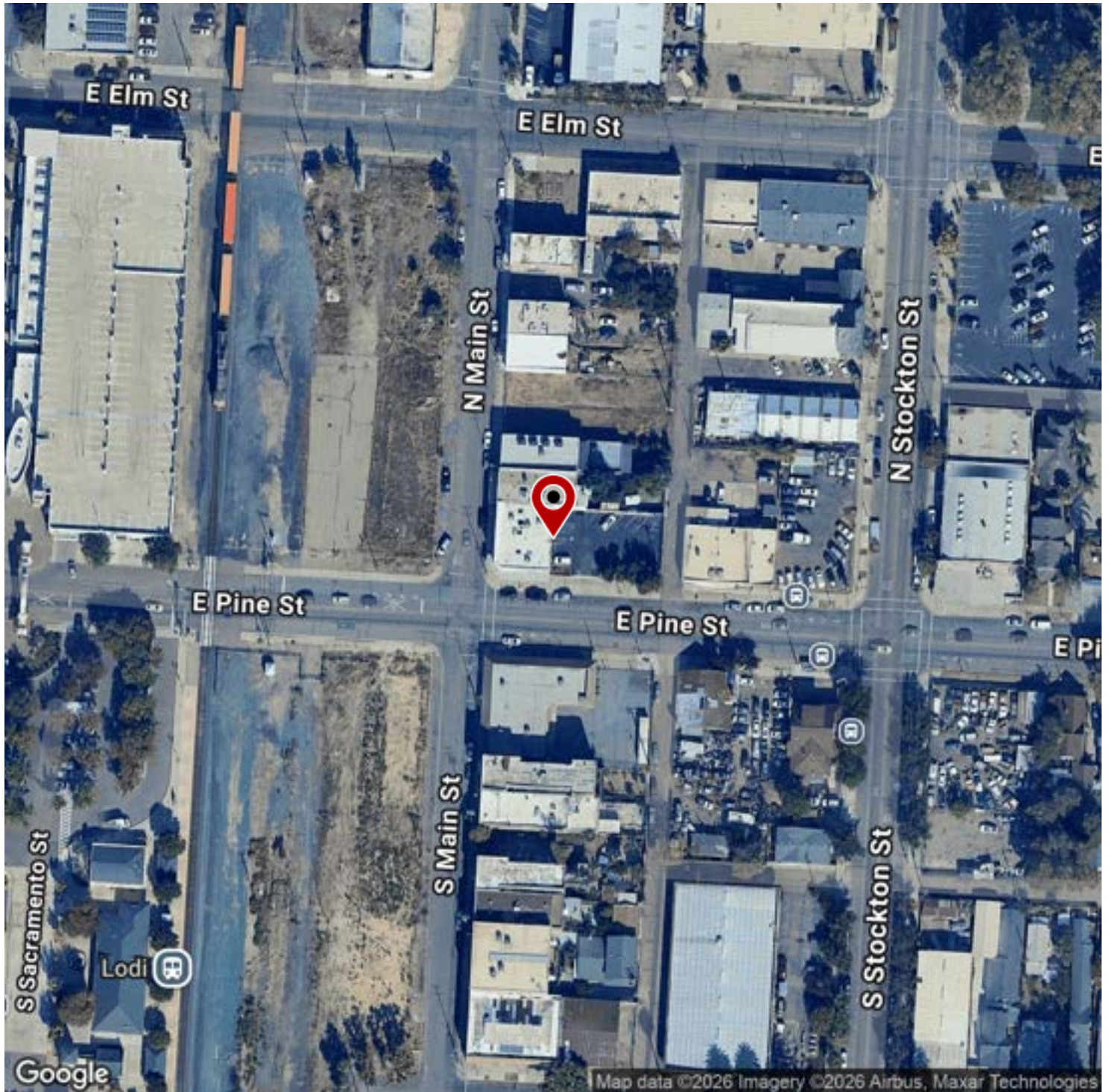
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# LOCATION MAP



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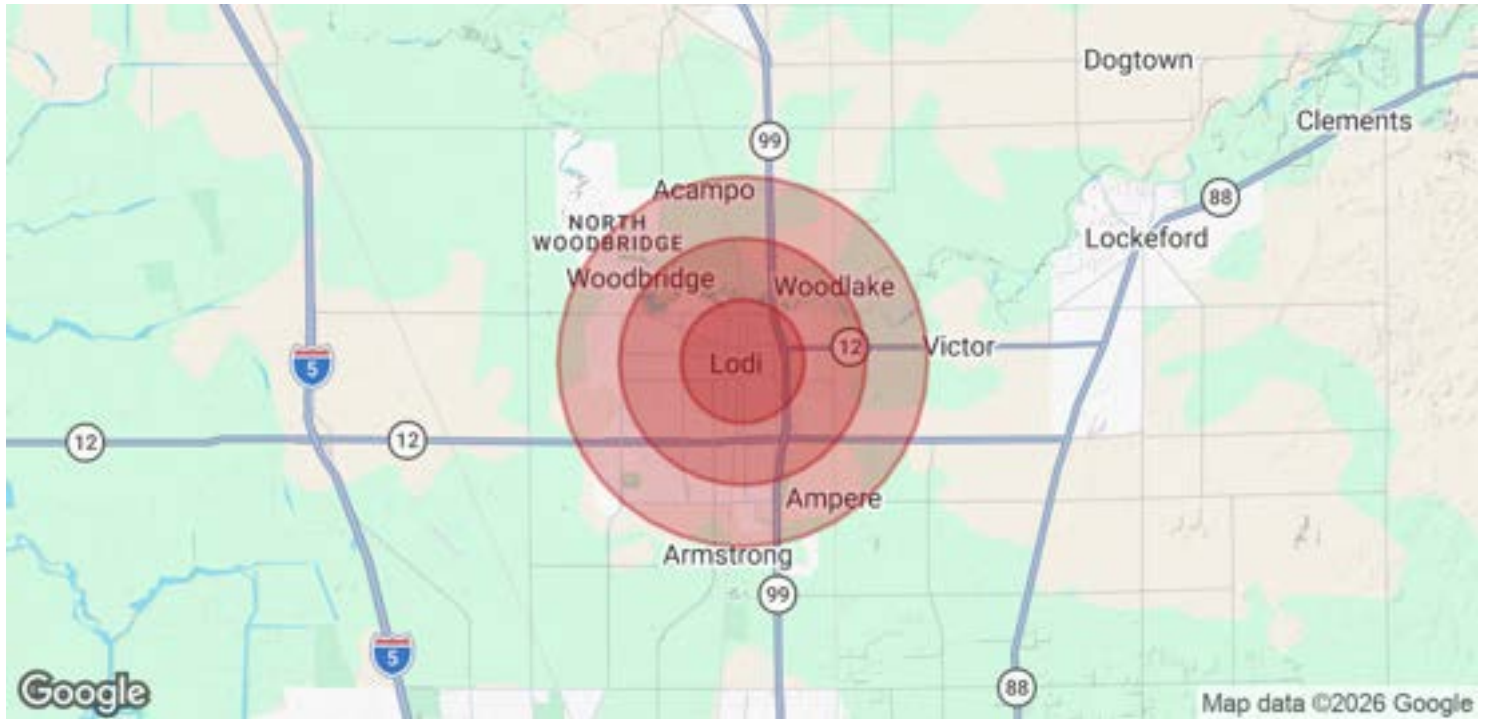
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# DEMOGRAPHICS MAP & REPORT



<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Population	22,121	50,855	73,988
Average Age	37	39	40
Average Age (Male)	36	38	39
Average Age (Female)	38	40	41

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Households	7,607	18,229	26,694
# of Persons per HH	2.9	2.8	2.8
Average HH Income	\$81,590	\$96,880	\$109,310
Average House Value	\$462,137	\$514,248	\$572,563

2020 American Community Survey (ACS)

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