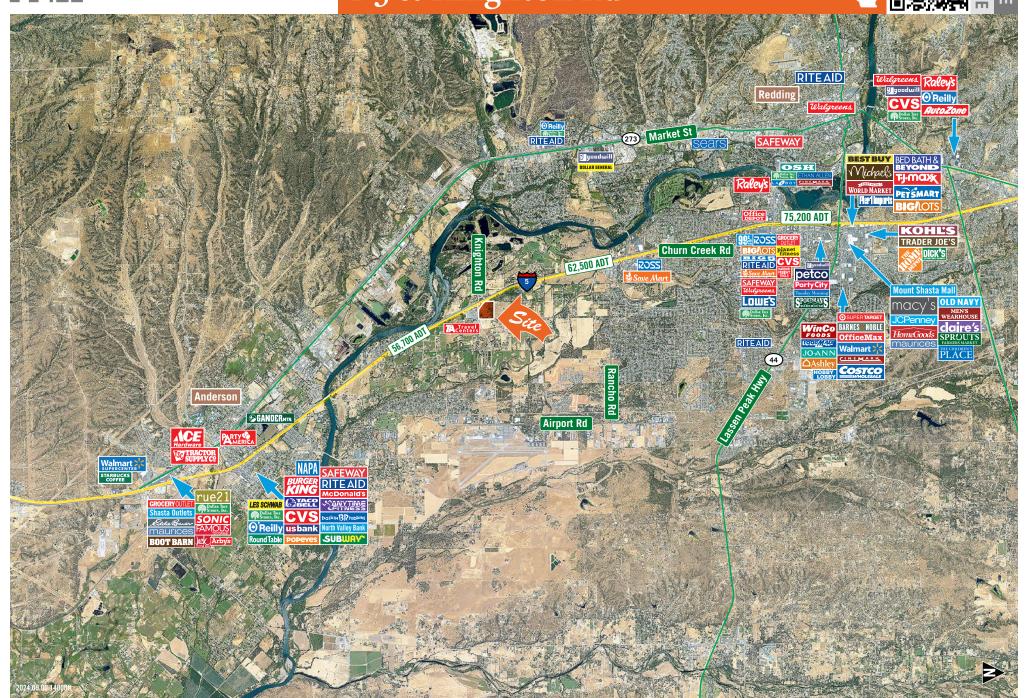


# Redding, CA I-5 & Knighton Rd







### Available for Sale or Lease

- 3.17 acres
- Commercial zoning
- PD in place & available for permit
- ± 25 acres
- Agricultural zoning

#### Info

• Well-positioned between Redding and Anderson, this property has direct freeway access and great exposure to the 80,000+ vehicles traveling between the two cities on a daily basis. Close to the local airport, it's in the direct path of expansion for both cities as they continue to merge into one.

#### **Demographics** 2024

<u>Population</u>	
3 Mile Radius	19,831
10 Mile Radius	142,480
20 Mile Radius	175,219
60 Min Drive Time	215,993

## Median Household Income

3 Mile Radius	\$86,312
10 Mile Radius	\$78,170
20 Mile Radius	\$78,270
60 Min Drive Time	\$74,577