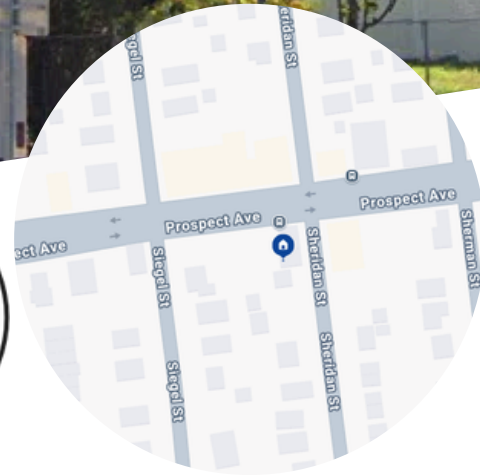


# 740-746 PROSPECT AVE

Prime Mixed-Use Development Opportunity



## LOCATION OVERVIEW

740-746 Prospect Avenue sits in the heart of New Cassel, a community with a high demand for mixed-use spaces that support local economic growth. This 0.284-acre site's location near public transit and major community institutions makes it ideal for a development that combines residential and community services, catering to local families and businesses.

## SITE HIGHLIGHTS

- Site Size: 0.284 acres
- Current Use: Three vacant parcels, one lot with Blue Deli
- Zoning: Flexible for mixed-use development
- Development Potential: Ideal for ground-floor daycare or community-serving retail with upper-level residential units

## COMMUNITY DEMAND

- High demand for affordable childcare, family-oriented retail, and accessible housing.
- Market research indicates strong community support for daycare centers and other family-friendly services in the area.

## COMMUNITY BENEFITS

- Supports Local Families: Provides necessary services within walking distance for residents.
- Creates a Walkable Corridor: Contributes to a lively, pedestrian-friendly Prospect Avenue.
- Boosts Local Economy: Drives economic activity and retains spending within the community.

## INVESTMENT HIGHLIGHTS

- Located centrally within a high-traffic area.
- Well-positioned to attract both residents and visitors with nearby transit access.
- promotes community cohesion and cultural engagement.



## CONTACT US TODAY

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