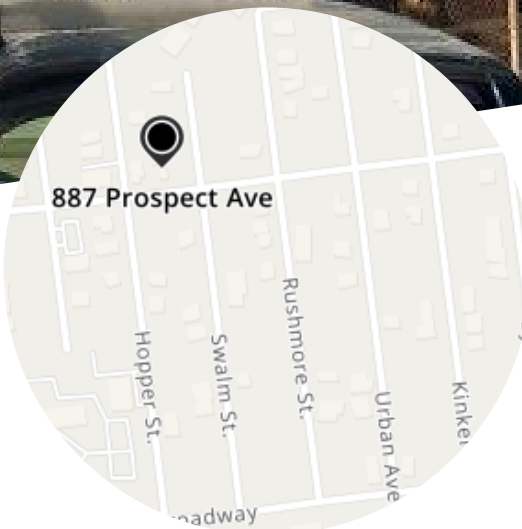


# 887 PROSPECT AVE

Cultural and Retail Community Destination



## LOCATION OVRVIEW

This 0.164-acre site, formerly occupied by the American Legion, is a top candidate for a culturally relevant retail center or mixed-use development. Located near other commercial hubs, 887 Prospect Avenue has the potential to become a landmark community space, supporting culturally relevant businesses such as ethnic food markets and locally-owned shops.

## SITE HIGHLIGHTS

- Site Size: 0.164 acres
- Current Use: Vacant L-shaped structure
- Zoning: Flexible, with high potential for community-oriented retail or mixed-use
- Development Potential: Ground-floor retail with residential units above or a dedicated retail center

## CONTACT US TODAY

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## COMMUNITY DEMAND

- High demand for ethnic markets, family-oriented services, and community spaces.
- Strong potential for a destination that celebrates New Cassel's cultural diversity and attracts both residents and visitors.

## COMMUNITY BENEFITS

- Culturally Relevant Retail: Creates a vibrant space for diverse shopping experiences.
- Supports Community Connections: Offers a gathering spot for community events and local shopping.
- Drives Local Spending: Keeps revenue within the community while supporting local businesses.

## INVESTMENT HIGHLIGHTS

- Prominent location with high visibility.
- Ideal for a retail center that promotes community cohesion and cultural engagement.