



**RETAIL**  
WITH DRIVE-THRU

Ground Lease:  
**\$95,000** (NNN)

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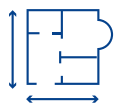
**11716 Old Glenn Hwy.**  
Eagle River, Alaska 84103

**SITE SPECIFICS**

- Building: 3,102 SF
- Land: 0.72 Acres
- Built 1997 and renovated in 2024
- 24 parking spaces

# 11716 Old Glenn Hwy.

Eagle River, Alaska 84103



Building Size:  
3,102 SF



Land Size:  
0.72 acres



Parking:  
24 spaces

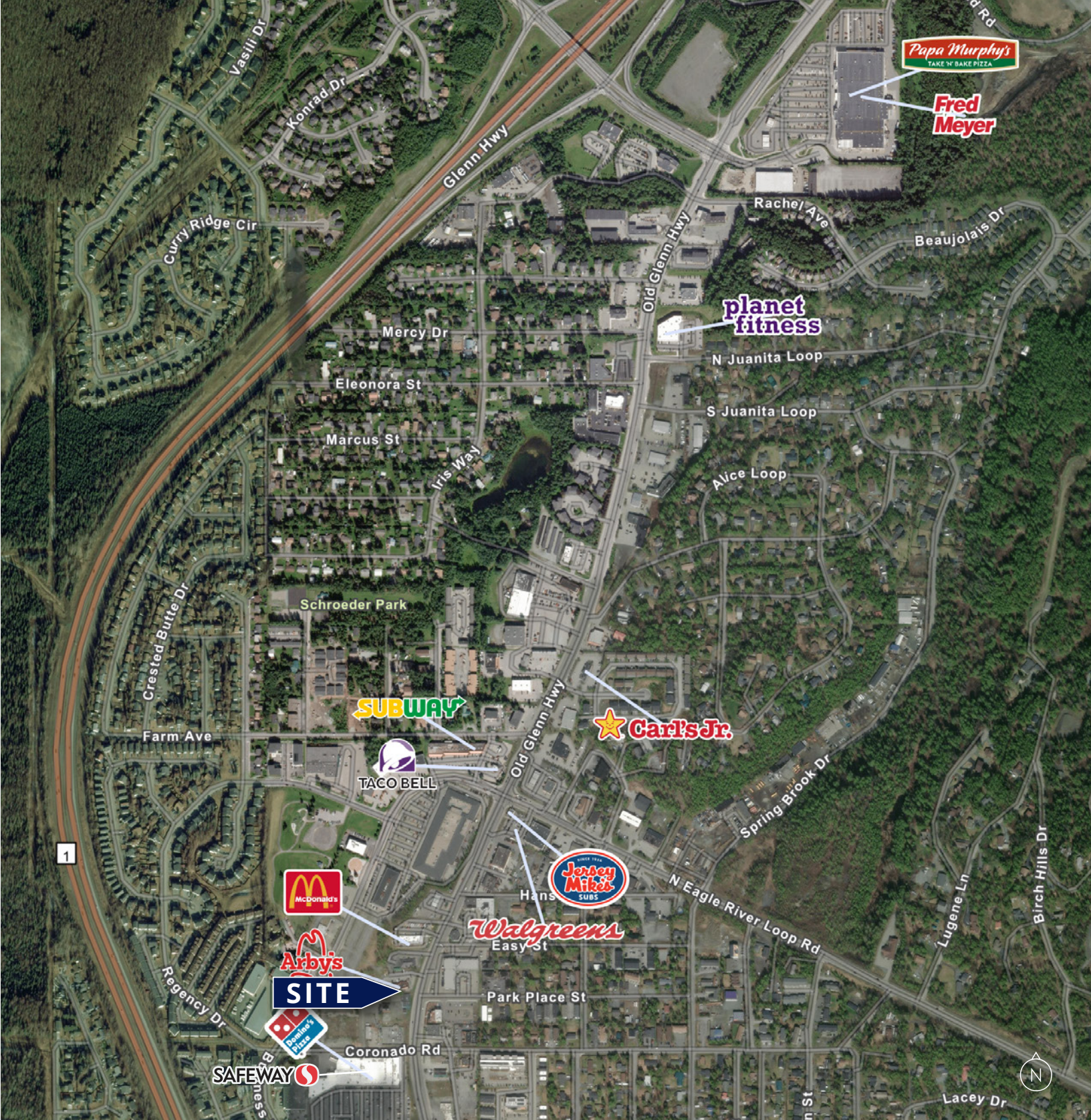
## RETAIL WITH DRIVE-THRU



| Demographics      | 1 Mile    | 3 Miles   |
|-------------------|-----------|-----------|
| <b>Population</b> |           |           |
| 2026 Estimated    | 8,288     | 23,094    |
| 2031 Projected    | 8,285     | 22,992    |
| <b>Households</b> |           |           |
| 2026 Estimated    | 3,294     | 8,384     |
| 2031 Projected    | 3,330     | 8,425     |
| <b>Income</b>     |           |           |
| 2026 Median HHI   | \$124,687 | \$140,585 |
| 2026 Average HHI  | \$136,959 | \$169,852 |
| 2026 Per Capita   | \$53,529  | \$62,640  |

Information provided by ESRI Business Analyst





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