

Update: 7450 Highway 2

Oct. 28, 2024









Property Overview

- Property Type – Service Station
- Gross Land Area (Acres) – 0.53
- Gross Land Area (SF) – 23,087
- Triangular Shaped Site
- Zoning – C-3, Regional Commercial District
- Year of Construction – 1980 (*43 years old*)

Property Details

- Steel Frame & Concrete Masonry Unit Construction
- Metal Roof
- Gross Building Area (SF) – 1,586
- Net Rentable Area (SF) – 1,586
- Three 10-foot High Overhead Doors
- Service Bays, Customer Waiting Area, Utility Room & Restrooms
- Significant Chipped/Peeling Exterior Paint

North Elevation



South Elevation



East Elevation



Timeline

- May 2023 – Inspection & Appraisal
- May 2023 – Council Executive Session
- June 2023 – Conceptual Planning Begins
- October 2023 – Phase 1 ESA Scope Finalized
- February 2024 – Phase 1 ESA Completed
- April 2024 – Phase II ESA Scope Finalized
- May 2024 – Phase II ESA Completed
- August 2024 – Restaurant Owner Decision

Current Status

- Restaurant operator no longer pursuing project
 - Liability concerns
 - SBA lender position
- Discussions with Phase II ESA consultant
 - Remediation options

Options

- Environmental remediation determination
 - Volunteer Clean Up Program
- Market property to other tenants
 - Limited uses
- Demolition and re-purpose property

Food Truck Park Concept

- Activation of vacant site
- Support of locally owned businesses
- Attraction of additional investment
- Bringing new customers to the Derby area
- New venue for entertainment

Design concept



Questions?