



## OFFERING SUMMARY

Available SF:

Lease Rate:

Year Built:

Building Size:

N/A

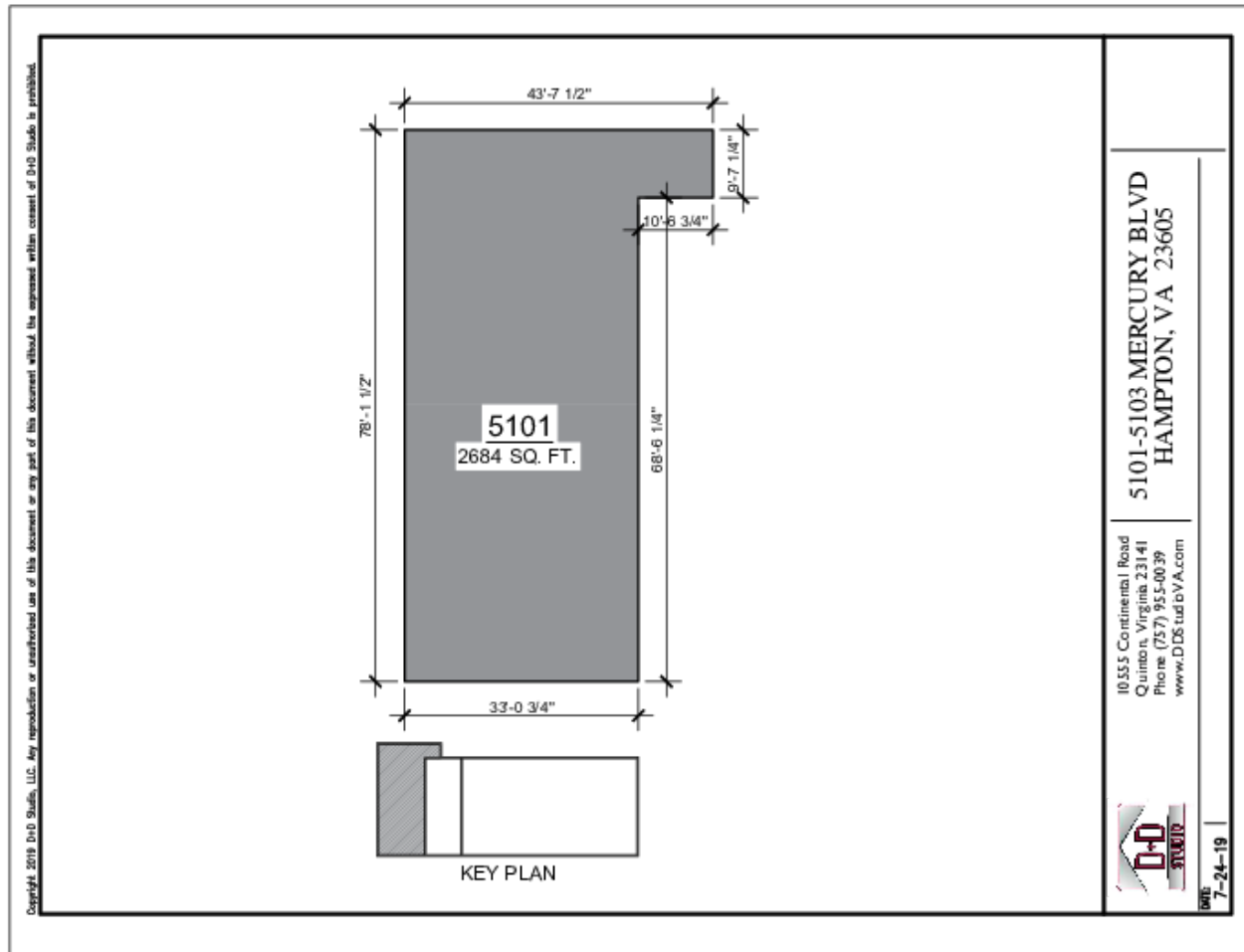
1985

13,400 SF

## PROPERTY HIGHLIGHTS

- Excellent signage and frontage on Mercury Blvd
- Traffic Count: 45,000 cars a day
- Easy access with 64 parking spaces
- Lighted Intersection
- Anchored by Advanced Auto Parts







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**TCN**  
WORLDWIDE  
REAL ESTATE SERVICES

**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	12,376	70,697	140,468
Average age	37.1	36.6	36.2
Average age (Male)	36.3	33.8	33.7
Average age (Female)	38.0	38.4	38.1

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	5,482	29,161	58,068
# of persons per HH	2.3	2.4	2.4
Average HH income	\$48,417	\$52,033	\$53,445
Average house value	\$146,077	\$193,774	\$195,735

\* Demographic data derived from 2010 US Census

