



## For Lease

- Proposed ground lease or build to suit opportunity
- Shared signalized intersection with Lowe's & Walmart
- Cross parking with Aspen Dental
- Drive-thru available
- Nearby retailers include Marshalls, Ross, Michaels, PetSmart
- Parcel fronts on James Redman Parkway with daily traffic of 27,500



2019 DEMOGRAPHICS	3 MILE	5 MILE	7 MILE
Population	39,284	67,962	99,974
Avg HH Income	\$67,291	\$67,334	\$68,527

Ross Waters  
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**SITE**

 <b>\$67,291</b> AVG HH INCOME IN 3 MILE RADIUS	 <b>27,500</b> ADT ON JAMES L REDMAN PKWY
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 2603 James L Redman Pkwy

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SITE PLAN OVERLAY

Ross Waters

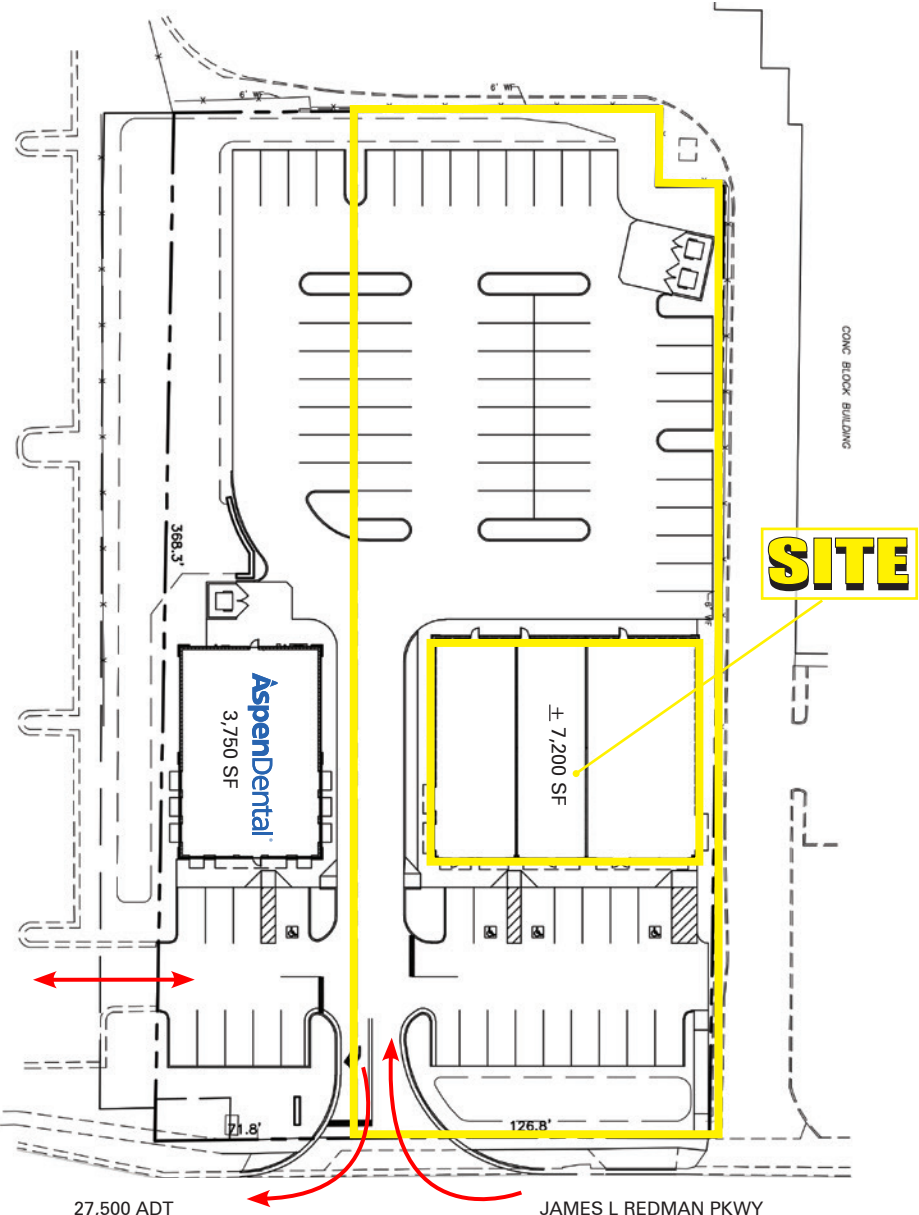
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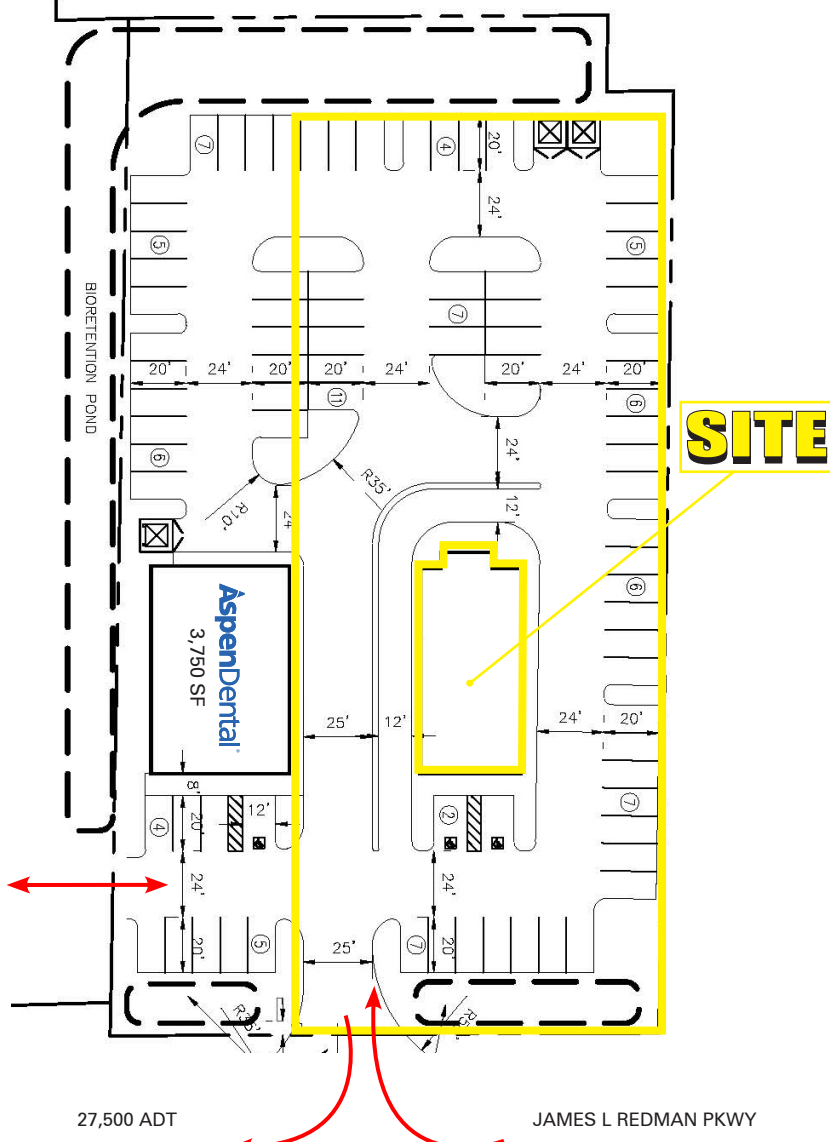
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SITE PLAN 1



SITE PLAN 2



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SITE PLAN

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