

**FOR LEASE**

**PROPERTY SUMMARY**

Rare new construction in a tight market with a captive audience. Great opportunity for restaurant and service tenant. Location is within striking distance of Rouses Markets and Kalani Drive is the main drag in Diamondhead.

**AVAILABLE**

- 3 ± Acres

**BUILDING SIZE**

- GLA: 29,300 ± SF
- Available: 6,200 ± SF

**AREA BUSINESSES**

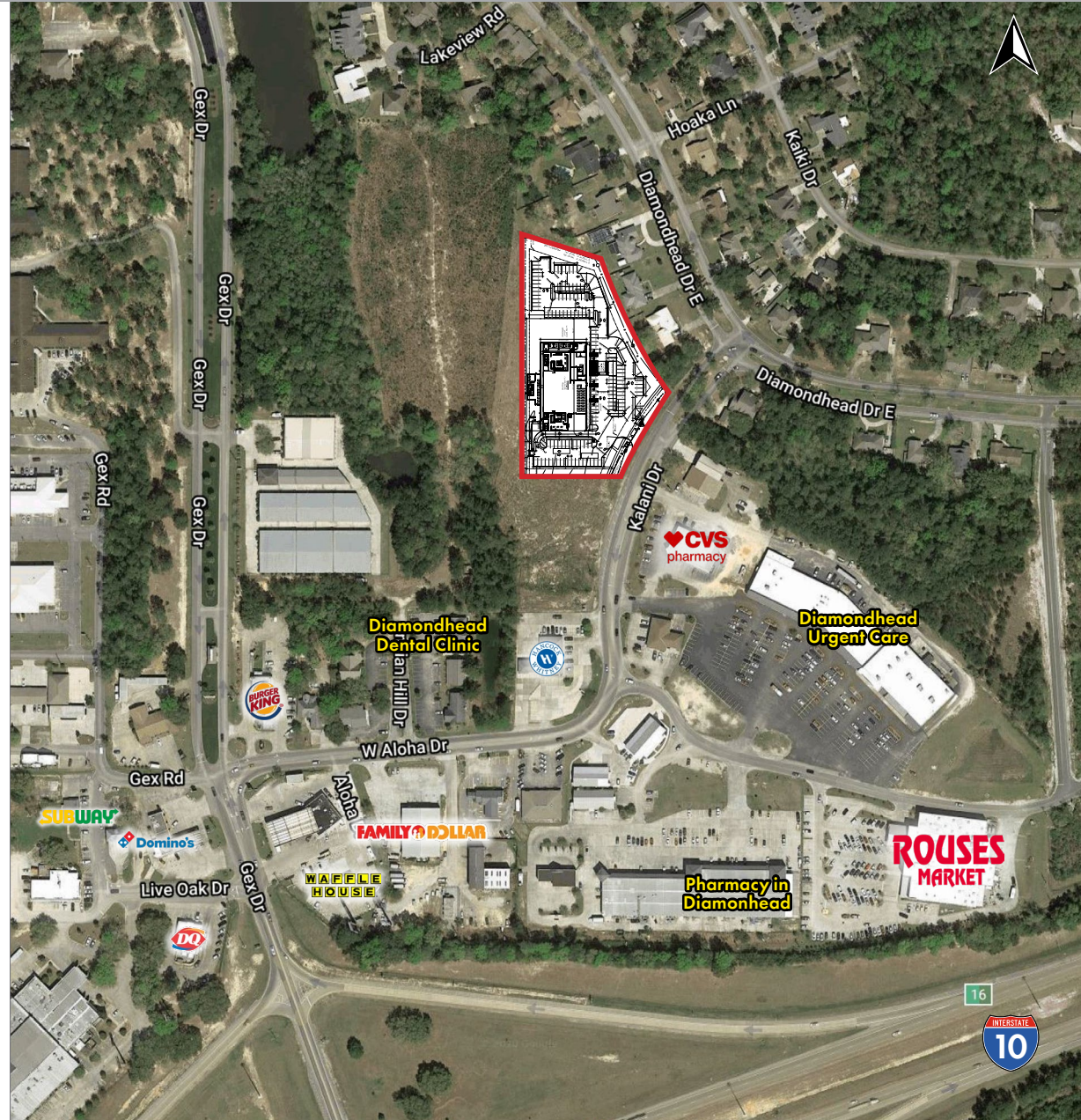
- Rouses Markets
- CVS Pharmacy
- Family Dollar

**2020 DEMOGRAPHICS**

	5 MI	10 MI	15 MI
Population	22,103	54,694	92,809
# of Housing Units	10,381	24,366	39,674
Avg. HH Income	\$64,661	\$62,718	\$63,619

**TRAFFICS COUNT (ADT 2018)**

- On Gex Drive, south of site: 15,000
- On I-10, west of site: 58,000
- On I-10, east of site: 49,000



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