



***Great location for service retail,
C-store-gas station, pizza,
small specialty market, etc...***

Property Highlights

- Rate: \$24 PSF, NNN
- Building Size: 3,063 SF
- Property Size: 0.70 Acres
- Zoning: CC
- Great high traffic location, 35,000 ADT (3300 So)
- Signalized intersection, high visibility corner location

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Location Map



Demographics

	1 Mile	3 Mile	5 Mile
Population			
2020 Estimated Population	22,457	156,497	360,896
2025 Projected Population	23,766	166,684	381,554
Households			
2020 Estimated Households	9,232	64,004	143,866
2025 Projected Households	9,754	68,231	152,526
2020 Est. Median HH Income	\$53,835	\$60,820	\$62,561
2020 Est. Average HH Income	\$67,571	\$84,732	\$90,558
2020 Est. Per Capita HH Income	\$27,851	\$34,679	\$36,261

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2020 and 2025.

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