

RETAIL AVAILABLE FOR LEASE

NEIGHBORHOOD COMMUNITY STRIP CENTER

BUILDING FEATURES	
Total Size	32,635 ± Sq. Ft.
Spaces Available	7,208 ± Sq. Ft. 3,600 ± Sq. Ft.
Parking	Surface Lot
Zoning	Neighborhood Commercial District C-1

Property Highlights

- Former Family Dollar space located in vibrant Neighborhood Strip Center
- Pylon signage with top placement at street and building sign
- Notable plaza tenants include: Auto Zone, Subway, H&R Block
- Ample parking on-site via surface lot
- Great consumer cross patterns from mix of other long-term tenants in the plaza
- Ability to expand space up to 10,800 ± Sq. Ft.
- Historically low triple net expenses

TRAFFIC COUNTS	
East Second Street	12,133 AADT
Falconer	3,392 AADT

For more information, contact:

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DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	5,141	31,563	42,635
Average Household Income	\$47,054	\$46,599	\$52,132



Aerial