



## Good Location With High Visibility and Easy Access.

### Property Highlights

- Size: 1,060 SF - 2,000 SF
- Lease Rate: \$13.00 PSF, NNN
- High Traffic Volume
  - Washington Blvd: 23,605 ADT
  - 40th Street/Chimes View: 32,855 ADT
- Newly Remodeled
- Ample Parking
- Pylon Signage

### Demographics

	1 Mile	3 Mile	5 Mile
<b>Population</b>			
2015 Estimated Population	12,957	80,343	156,290
2020 Projected Population	13,833	85,703	166,922
<b>Households</b>			
2015 Estimated Households	4,559	29,225	55,434
2020 Projected Households	4,896	31,376	59,555
2015 Est. Median HH Income	\$45,014	\$48,134	\$50,649
2015 Est. Average HH Income	\$53,636	\$57,724	\$59,061
2015 Est. Per Capita HH Income	\$18,886	\$21,143	\$21,057

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2015 and 2020.

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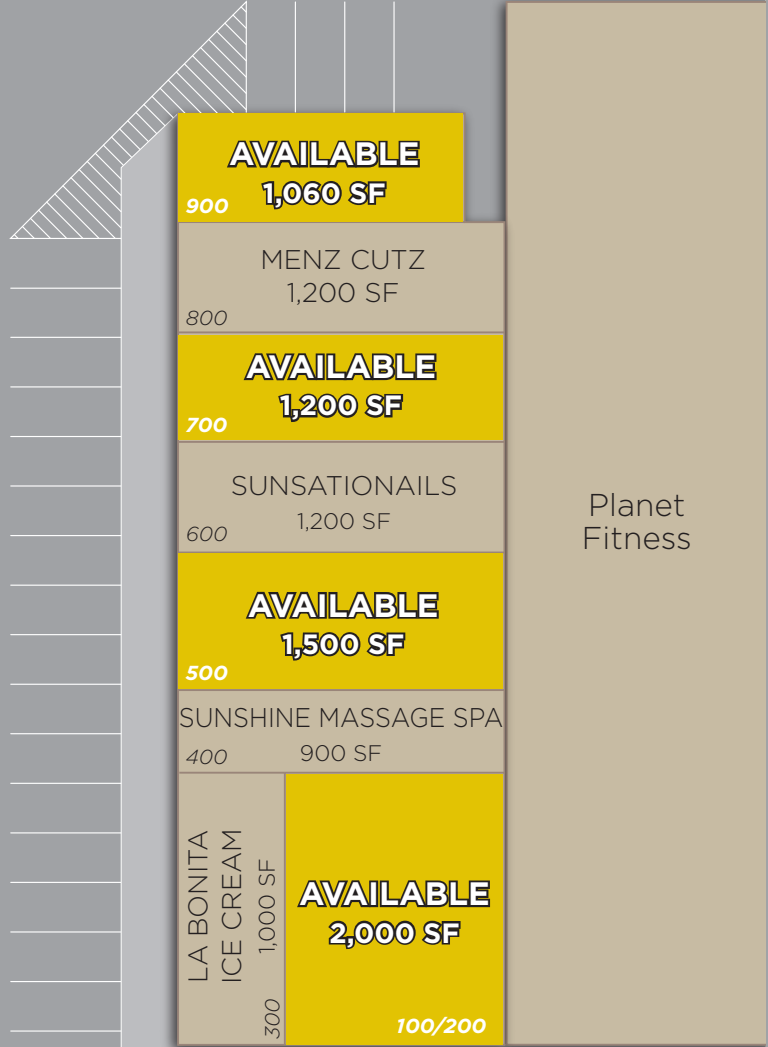


**CUSHMAN & WAKEFIELD**

FOR LEASE

# South Washington Plaza

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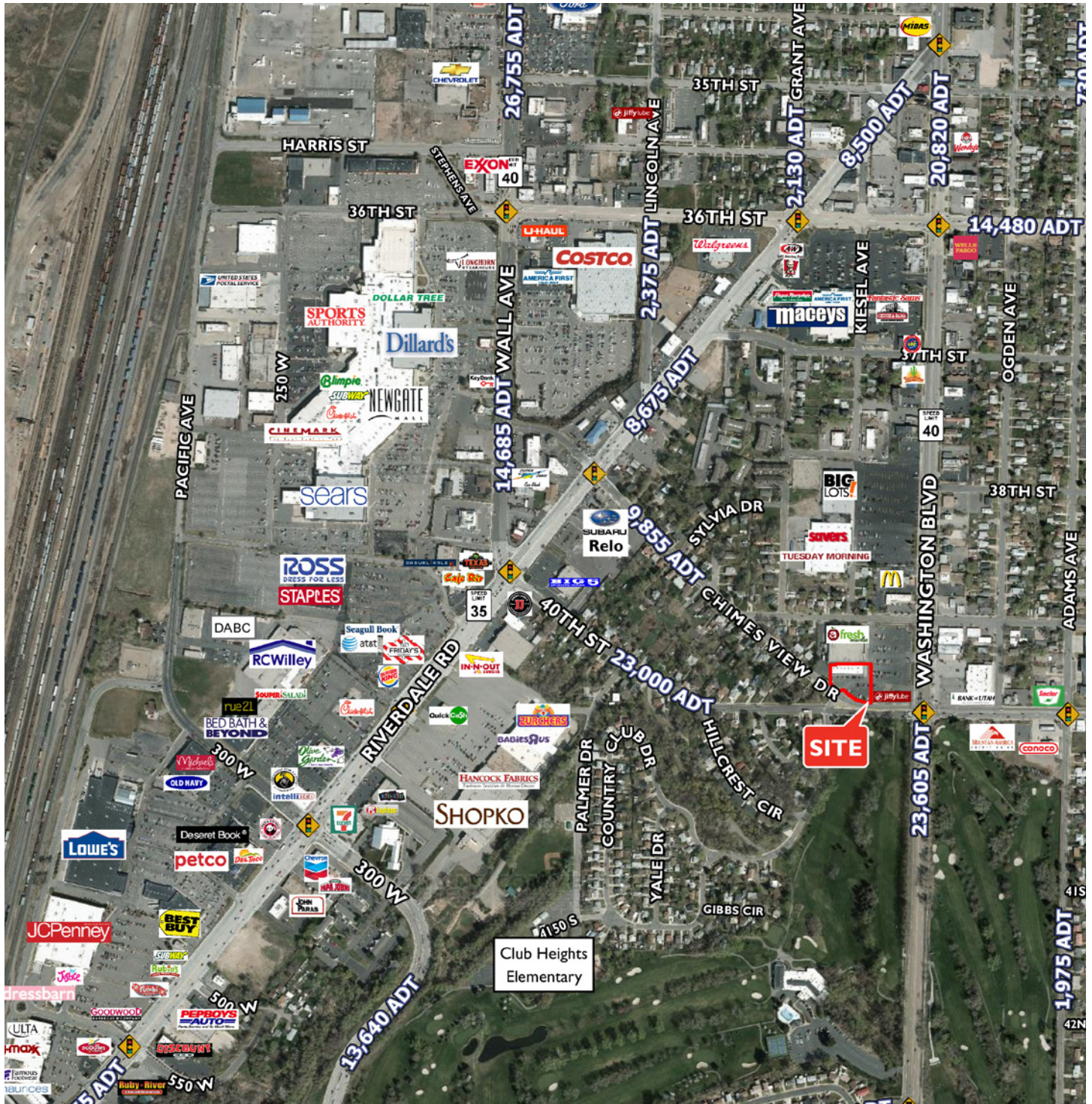


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