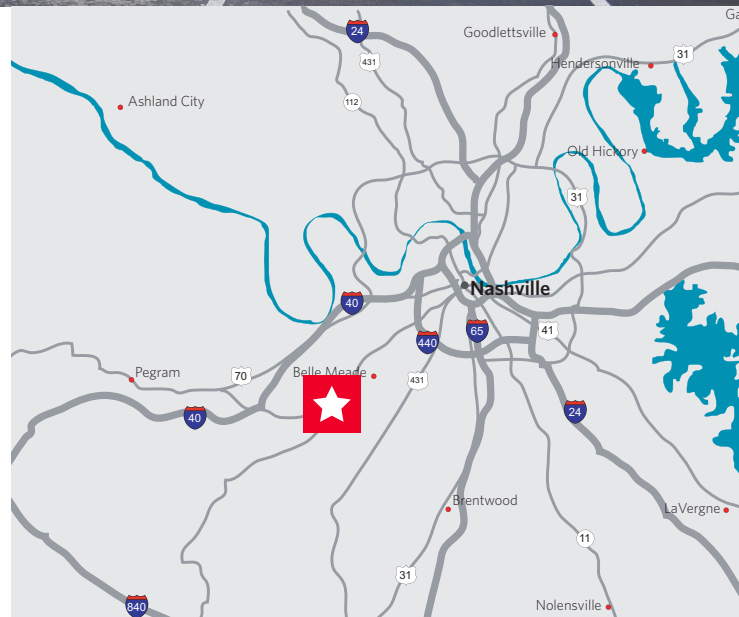




## 1,074 & 4,700 SF Class A Retail Space - Divisible 2,000 SF Outparcel

### Property Highlights

- Lease rate for 1,074 & 4,700 sf - \$29.00/sf NNNN
- Lease rate for 2,000 sf outparcel - \$34.00/sf NNN
- 4,700 sf space divisible to 2,700 sf & 2,000 sf
- Outparcel has drive-thru and patio opportunity
- Publix anchored center with excellent visibility
- Abundant parking
- Tenants include:
  - Corner Pub
  - Sun Tan City
  - Sherwin Williams
  - Crossroads Chiropractic
  - Farmers Insurance
  - Brewhouse
  - Edward Jones
  - Tito's Mexican Restaurant



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## Aerial



## Demographics

	1 Mile	3 Miles	5 Miles
Population	6,842	31,539	55,561
AVG. HH Income	\$113,631	\$79,192	\$76,574
Daytime Population	4,675	20,751	34,089

- Daily traffic count: 11,946