

# RETAIL SPACE FOR SALE OR LEASE

- Size: 12,380 SF
- Year Built: 2008
- Land Area: 85,378 SF or 1.96 AC
- Zoning: GC
- Access: Direct Access to 17-92; rear access to new town-homes that abut the Shopping Center; rear access has signalized intersection at County Home Rd
- Signage: storefront and shared road front monument signage
- Parking: 83 Shared Spaces
- Close in proximity to the future home of the **Reagan Center** – 4 million square feet of Office, Retail, and Residential combined to be developed on the former Flea World land (only 900 ft N of the property)
- Close proximity to **Reagan Pointe** – New (under construction) housing development directly behind site, 46 single family homes
- Excellent visibility
- **SALE PRICE: \$1.9 Million**
- **LEASE RATE: Call For Pricing**



### DEMOGRAPHICS:

#### POPULATION

1 mile	5,007
3 miles	52,554
5 miles	157,249

#### DAYTIME BUSINESS POPULATION

1 mile	4,767
3 miles	19,519
5 miles	79,171

#### TRAFFIC COUNTS

+/- 35,500 vehicles/day on US 17-92

#### AVERAGE HH INCOME

1 mile	\$87,318
3 miles	\$72,363
5 miles	\$72,012



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