RETAIL SPACE FOR SALE OR LEASE

Size: 12,380 SFYear 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 MillionLEASE RATE: Call For Pricing

DEMOGRAPHICS: POPULATION 1 mile 5,007		TRAFFIC COUNTS +/- 35,500 vehicles/day	
3 miles 5 miles	52,554 157,249	on US 17-	
POPULATION		AVERAGE HH INCOME	
1 mile 3 miles 5 miles	4,767 19,519 79,171	1 mile 3 miles 5 miles	\$87,318 \$72,363 \$72,012

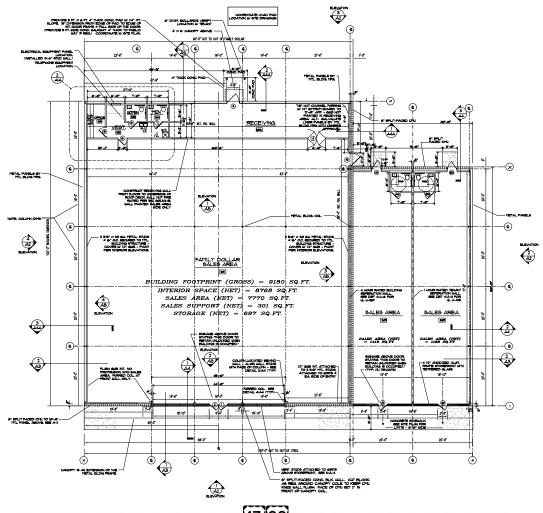






The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

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