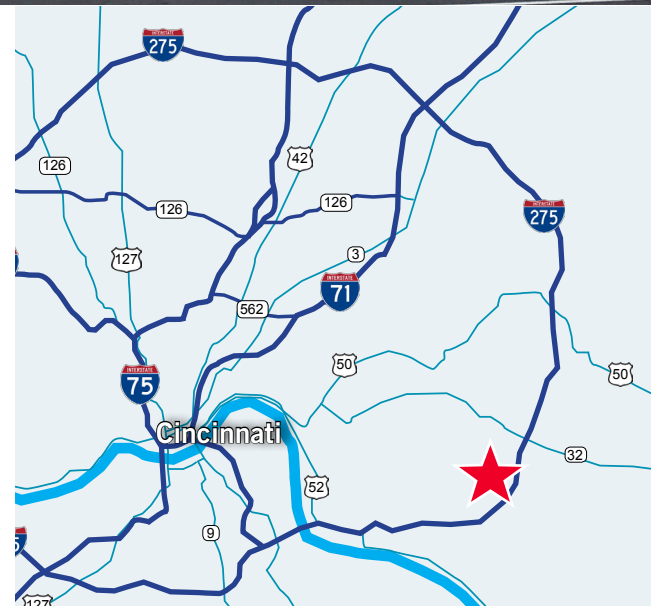




8,579 SF & 28,958 SF (Anchor Box)
10,000 SF - 52,256 SF - Redevelopment Opportunity
Lease Rate: \$12.00-16.00 psf/NNN

Property Highlights

- Anchor/Junior Anchor space available for redevelopment
- High traffic on Beechmont Ave (35,000 vpd)
- New Raising Cane's opened in front of center
- Reserved Pylon signage
- 281 Apartments - Newly approved/New construction adjacent to center
- Center of Beechmont Ave corridor in highly desirable, mature and affluent Anderson market



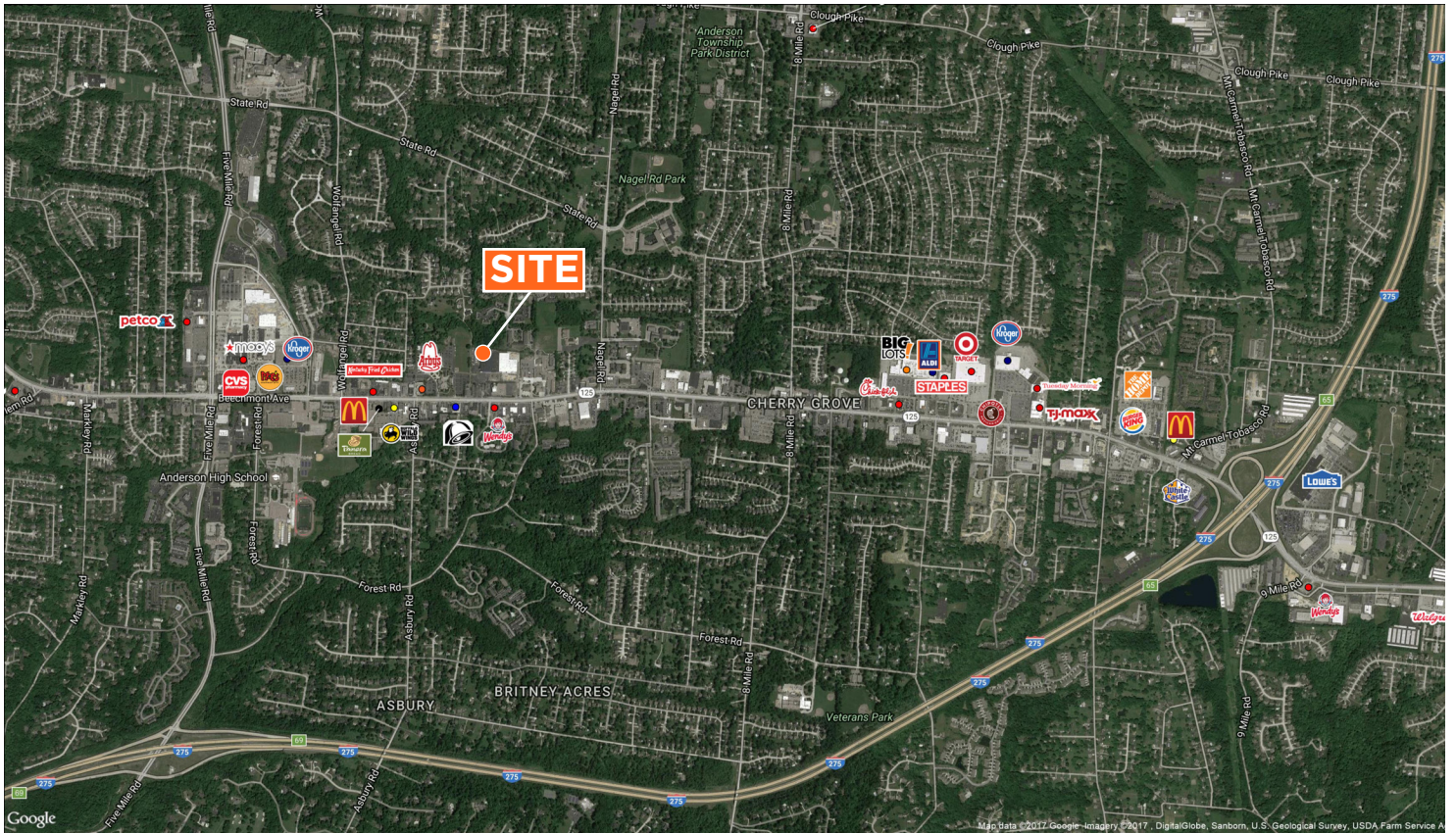
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Aerial



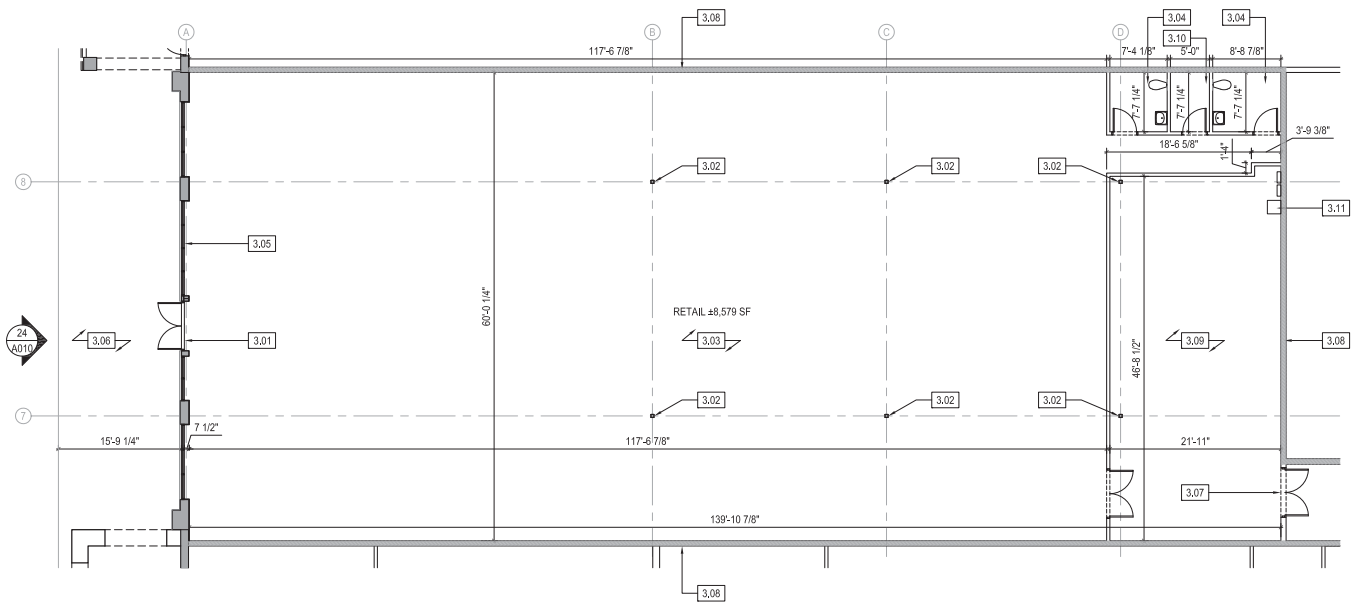
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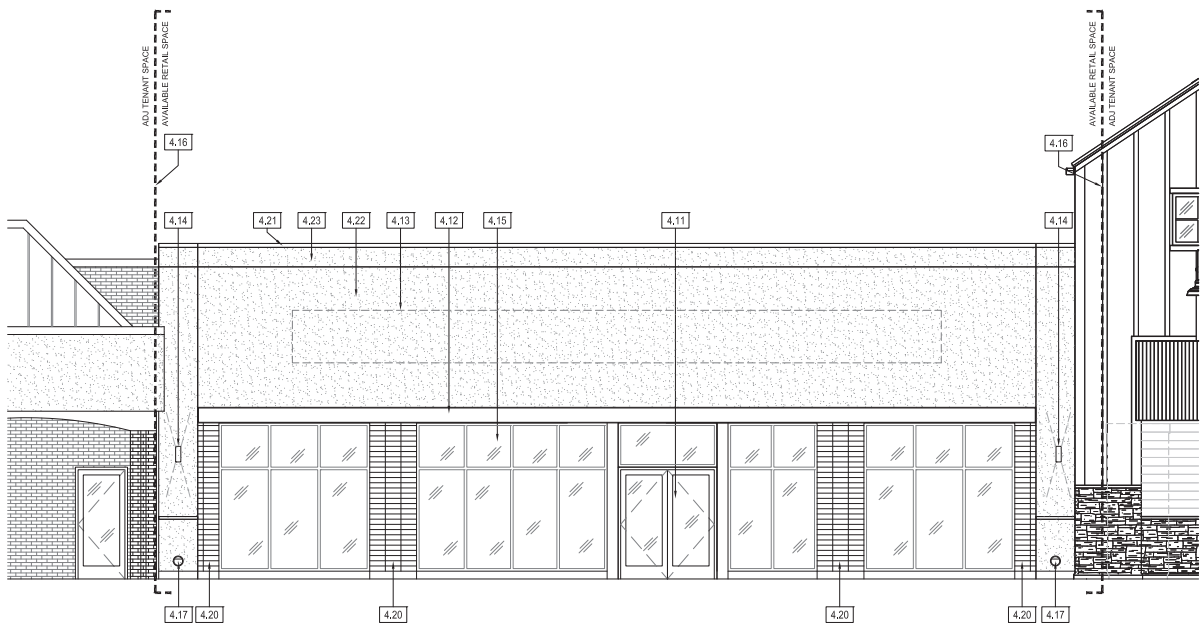
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Floor Plan



3.00 - RETAIL
 SCALE: 1/8" = 1'-0"



4.00 - EXTERIOR ELEVATION
 SCALE: 1/8" = 1'-0"

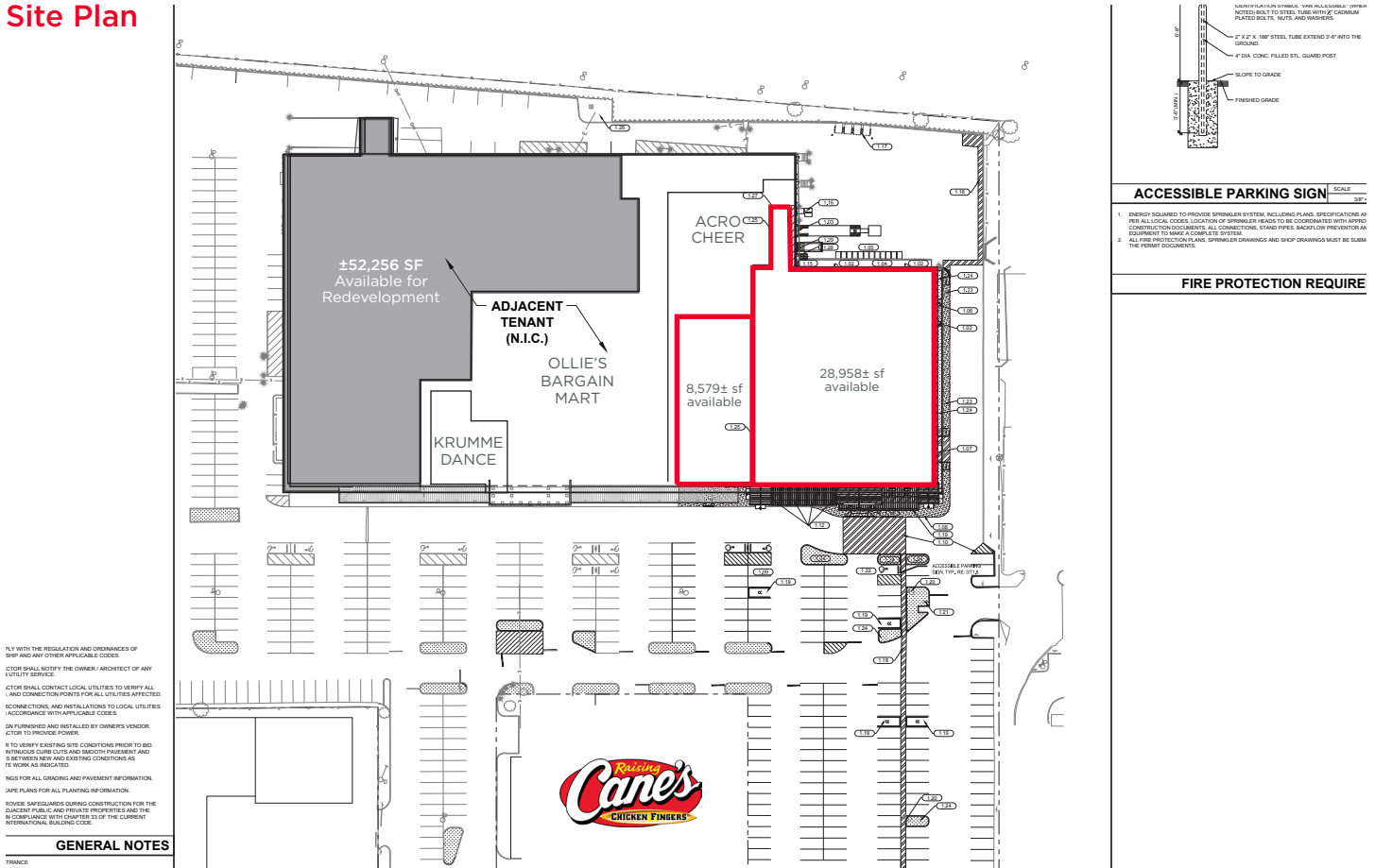
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Site Plan



Demographics

	1 Mile	3 Mile	5 Mile
Population	9,144	23,941	96,681
AVG. HH Income	\$87,562	\$103,216	\$96,725
Daytime Population	10,280	35,754	71,507

Traffic Counts

Beechmont Ave	35,000 ADT
Five Mile Rd	21,000 ADT



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