

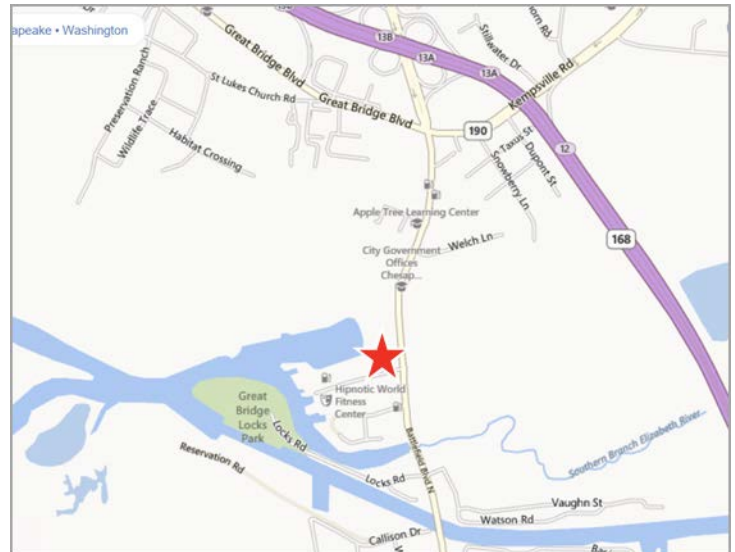


Property Features

- ±3,000 SF retail/warehouse
- Great traffic location (36,000 VPD)
- Stoplight at corner
- Excellent signage
- Zoned B-2 for a variety of uses
- Roll-up door on back (± 14')
- Prefer 5 year lease with 3% annual increases
- \$15.00 psf modified gross

Demographics

	1 Mile	3 Miles	5 Miles
Estimated Population	8,015	68,920	123,065
Est. Household Income	\$85,590	\$101,560	\$97,167



For more information, contact:

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SIGNAGE ON BATTLEFIELD BOULEVARD



REAR EXTERIOR



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