



RETAIL BUILDING AND DEVELOPMENT LAND (WILL DIVIDE) AT BUSY INTERSECTION



AVAILABLE SPACE

12,000 SF
Divisible 1,000 - 12,000 SF

LEASE RATE

\$12.00/SF NNN

Excellent opportunity to develop or buy outparcels or entire site.

- + 12,000 foot multi-tenant building on 2.04 acres
- + Outlot A: 1.00 AC - \$295,000
- + Outlot B: 1.50 AC - \$295,000
- + Excellent corner location at busy intersection
- + Strong demographics and high income
- + Easy accessibility
- + 34,720 combined daily traffic count

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AREA AMENITIES



SITE PLAN



DEMOGRAPHICS*

	1 MILE	3 MILES	5 MILES	10 MILES
Population	2,536	11,830	20,825	111,335
Households	1,074	3,593	7,409	45,389
Average HH Income	\$89,287	\$90,299	\$82,234	\$70,949
Median Age	39.7	38.8	39.3	38.7

*SitesUSA 2018 Estimated

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