



UNITED RETAIL SERVICES

COMMERCIAL AND RESIDENTIAL REAL ESTATE

✉ AERGISI@UNITEDRETAILSERVICES.COM

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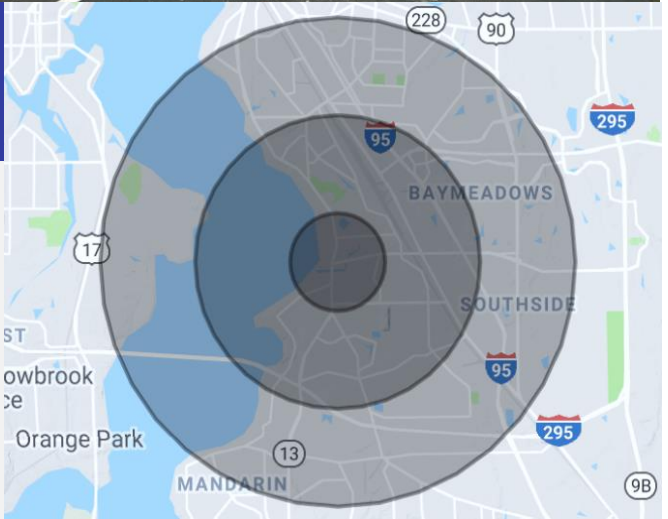
👤 ALEyna ERGISI

👤 VICTORIA ERGISI



SOUTHSIDE POINTE

4496 SOUTHSIDE BLVD



STRONG CONTINUOUS GROWTH
NATIONAL TENANTS, RESIDENTIAL DEVELOPMENTS & HOTELS WITHIN 1 MILE RADIUS

ATTRACTIVE RENOVATION
ENTIRE PROPERTY RENOVATED LATE 2023

GREAT LOCATION
HIGH-TRAFFIC RETAIL LOCATION WITH 45,500 AADT DIRECTLY IN FRONT OF PROPERTY

CAPTIVE TRADE AREA
POPULATION OF 219,047 WITHIN FIVE (5) MILES; ROUGHLY 154,484 DAYTIME EMPLOYEES

SIZE

BUILDINGS
13,893 SF
LAND
1.00 ACRES
PARKING
47 SPACES
1 ADA SPACES

DEMOGRAPHICS

	POPULATION	HOUSEHOLDS	AVERAGE INCOME
1 MI	10,597	5,200	\$73,541
3 MI	74,492	33,345	\$61,599
5 MI	219,047	92,831	\$58,949

TRAFFIC

SOUTHSIDE BLVD
45,500 AADT
GATE PKWY W
17,000 AADT

4496 SOUTHSIDE BLVD

AREA OVERVIEW



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