



## FOR LEASE

### PROPERTY DETAILS:

- 1,350/SF AVAILABLE
- FORMER AT&T
- AMPLE PARKING
- SHADOW ANCHORED BY WALMART
- PYLON SIGNAGE
- LOCATED AT HWY 47 & ANWIJO WAY JUST NORTH OF I-70
- LEASE RATE: \$14.00/SF NNN



### DEMOGRAPHICS: 2014

	1 MILE	3 MILE	5 MILE
POPULATION:	2,827	10,258	14,923
HOUSEHOLDS:	1,130	4,039	5,747
AVG. HH INCOME:	\$47,110	\$50,536	\$55,189
TRAFFIC COUNTS:	86,269 VPD ON I-70 & 26,308 VPD ON HWY 47		

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