



FOR LEASE | RETAIL SPACES AVAILABLE, FULL PAD BUILDING AVAILABLE & 2ND GENERATION RESTAURANT SPACE AVAILABLE

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the econic company®

ABOUT THE PROJECT

PROPERTY HIGHLIGHTS

- Anchored by high volume Target
- Strong national co-tenancy
- Dense daytime population
- Regional position off of Hwy 237
- LED pylon signage
- Less than 2 miles from related's city

Place development; featuring over 5.4M SF of office space, 1M SF of retail space, 1,280 apartments, 200 "extended-stay" apartments, & a 440-room hotel.

AVAILABLE SPACES

- ±1,230 SF End Cap
- ±2,520 SF End Cap
- ±1,317 SF
- ±1,542 SF — Restaurant Space
- ±1,546 SF — Restaurant Space

Can be combined for total of ±5,067 SF

DEMOGRAPHICS

	2-mile	3-mile	5-mile
Population	51,492	94,752	321,597
Daytime Pop.	82,077	195,808	500,756
Median HHI	\$199,810	\$189,533	\$181,334

TRAFFIC COUNTS

North 1st Street: 18,000 ADT

Holger Way: 6,943 ADT

Highway 237: 140,700 ADT



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SITE PLAN



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AERIAL



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