

**RETAIL PROPERTY FOR LEASE**

**PROPERTY DESCRIPTION**

Mixed-use Cornerstone Building at Northshore Town Center with 1st floor retail availability. Suite 104 (1,732 SF) is currently available between coffee shop and orthodontics office. Modern mixed use location is ideal to attract top level employees and impress customers all in a easily accessible location with exceptional walkable amenities. Publix and Target are main Northshore Town Center anchors but additional restaurant, hard goods retail, medical and office tenants make this property a home run. Cornerstone Building retail is anchored by Cazzy's restaurant with additional business and medical users throughout.

**PROPERTY HIGHLIGHTS**

- 1,732 SF Available
- 1st floor with Retail or Medical Potential
- High End Demographics
- Publix and Target Anchored Development

**OFFERING SUMMARY**

Lease Rate:	\$35.00 SF/yr (NNN)
Available SF:	1,732 SF
Building Size:	34,648 SF

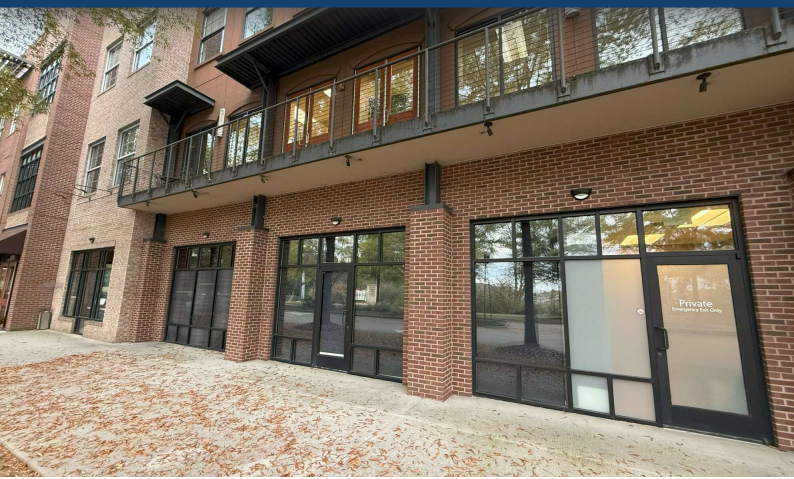
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,795	12,251	33,031
Total Population	4,758	31,967	81,024
Average HH Income	\$167,207	\$159,076	\$137,168

**JAY COBBLE SIOR, CCIM**

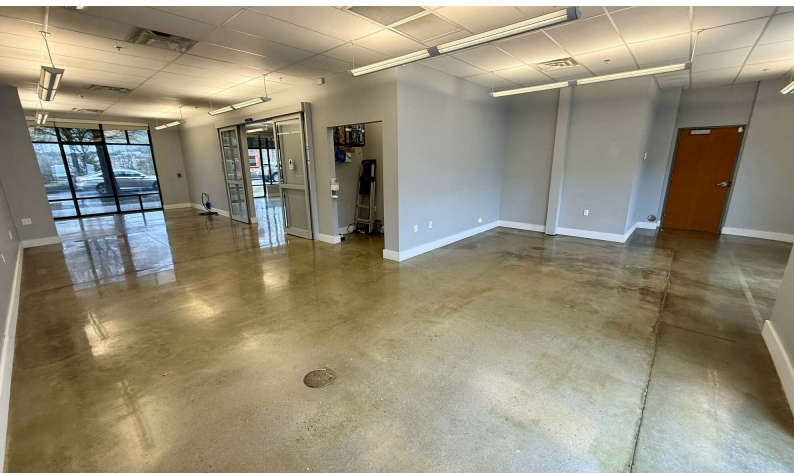
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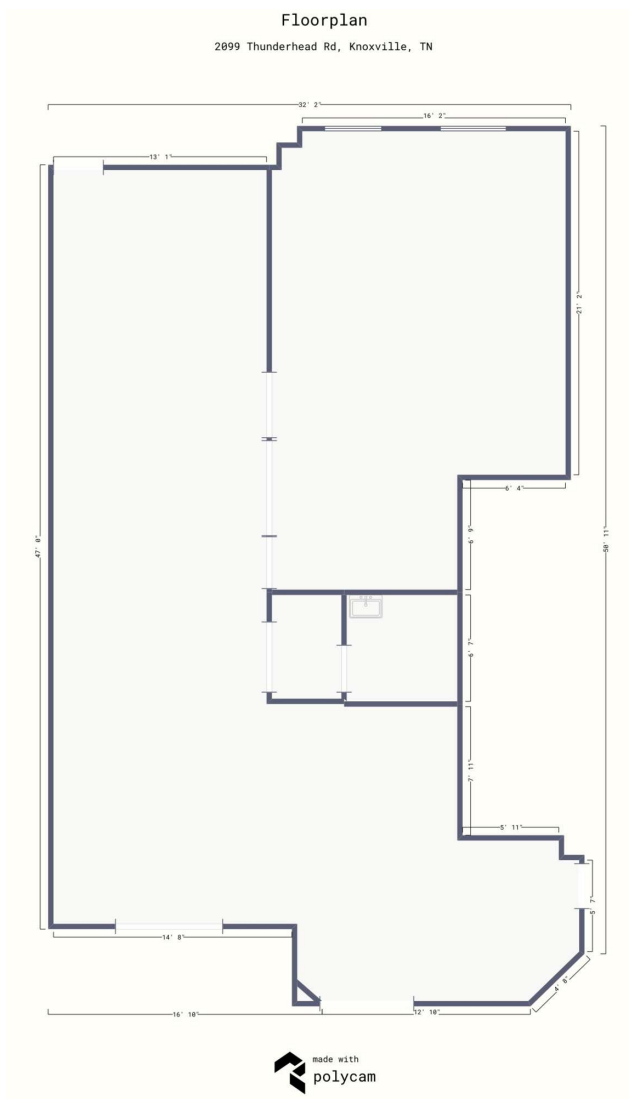


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**LEGEND**

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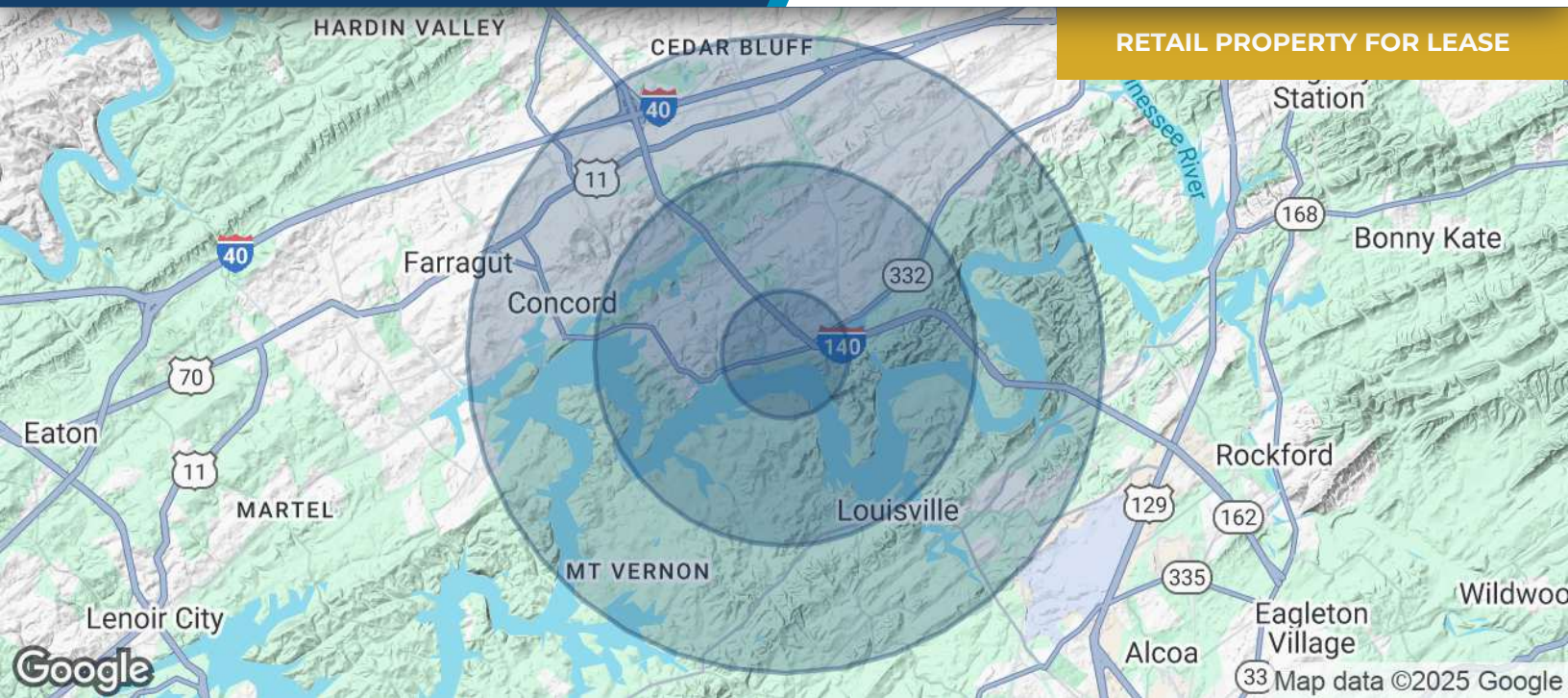


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,758	31,967	81,024
Average Age	40	42	42
Average Age (Male)	40	41	41
Average Age (Female)	41	42	43
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,795	12,251	33,031
# of Persons per HH	2.7	2.6	2.5
Average HH Income	\$167,207	\$159,076	\$137,168
Average House Value	\$517,697	\$586,735	\$514,413

Demographics data derived from AlphaMap

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