

**AVAILABLE**



### PROPERTY INFORMATION

#### AVAILABLE SPACE FOR LEASE:

<b>SUITE 7222</b>	2,700 SF	\$38.00 / SF NNN
<b>SUITE 7320</b>	9,000 SF Demisable to 4,500 SF	\$34.00 / SF NNN
<b>SUITE 7450</b>	3,200 SF	\$34.00 / SF NNN

#### NNN EXPENSES (2025 Est):

<b>SUITE 7222</b>	\$8.93 / SF
<b>SUITE 7320</b>	\$9.56 / SF
<b>SUITE 7450</b>	\$9.09 / SF

**ZONING:** PBC (General Business)

#### Demographics - Radius, Miles

	1 Mile	3 Miles	5 Miles
<b>Population</b>			
2024 Est. Population	7,231	77,665	209,914
<b>Households</b>			
2024 Est. Households	3,165	30,995	82,435
2024 Est. Avg. HH Income	\$91,366	\$106,372	\$109,603
<b>Traffic Counts (ADT 2022)</b>			
N Academy Blvd at E Woodmen Rd	52,164 VPD		
N Academy Blvd at Agora Pt N	50,896 VPD		

Source: (2024 U.S. Estimate) CoStar Group, All Rights Reserved

#### JOIN THESE GREAT TENANTS:

Panera Bread, Natural Grocers, Five Guys, Cold Stone Creamery, Fitness Gallery, and more!





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4,500 - 9,000 SF



AVAILABLE  
3,200 SF



AVAILABLE  
2,700 SF





