

AVAILABLE FOR SALE

PROPERTY HIGHLIGHTS

- **2.81 AC available for Sale**
- Minutes from I-70 with highway visibility
- Excellent Hotel Pad
- All detention for the site is already located on the adjacent Texas Roadhouse parcel
- Retailers in the area include: Target, Kroger, Lowes, Hobby Lobby, Kohl's, Dick's, Burlington, Rural King and many others
- Restaurants in the area include: Texas Roadhouse, Roosters, McDonald's, Starbucks, Five Guys, Arby's, Bibibop, Raising Canes, Buffalo Wild Wings, Chick Fil A, and others.
- Traffic Counts on Old Troy Pike exceed 25,000 VPD.



TRAFFIC COUNTS

- 25,644 (25) VPD: Old Troy Pike
- 66,038 (25) VPD: I-70

2025 EST. DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	9,849	47,706	89,971
HOUSEHOLDS	4,027	18,954	36,814
AVG HH INCOME	\$94,459	\$99,839	\$99,962
EMPLOYEES	3,209	12,163	32,111



CONTACT

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A MEMBER OF
CHAINLINKS
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SITE PLAN

