

Property Overview

- High Traffic Counts: 23,500
- Corner of S. Blosser Road and West Boone Street
- Anchored Center: Walmart Neighborhood Marketplace and Community Health Center
- Various suites available ranging in size from +/- 495 sq. ft. to 3,186 sq. ft.
- Two end caps: 3,186 and 5,737 sq. ft.
- Lease Rate: \$1.75 to \$2.50 sq. ft., NNN



Parcel Characteristics	
Existing parking lot on entire site:	267 Spaces
Land Use Zone:	C2 PD Overlay

Strong retail location in the most recent Walmart Neighborhood Center. Located at the heavily traveled intersection of South Blosser Road and West Boone Street with daily traffic counts in excess of 23,500 vehicles per day.



Corner suite +/- 5,737 sq. ft.
Possible division. Lease rate:
\$1.75 sq. ft. NNN. Available
now.



Part of the center that faces
West Boone. +/- 530 sq.ft. to
+/- 3,186 sq. ft. Lease rate:
\$2.50 sq. ft. NNN. Available
now.



Adjacent to Metro PCS.
+/- 495 sq. ft. to +/- 1,656 sq. ft.
Lease rate: \$2.50 sq. ft. NNN.
Available now.