



## DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	2,317	29,873	92,961
Total Population	5,527	75,625	225,040
Average HH Income	\$88,504	\$88,649	\$88,317

## AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
201	\$16.00 SF/yr	998 SF

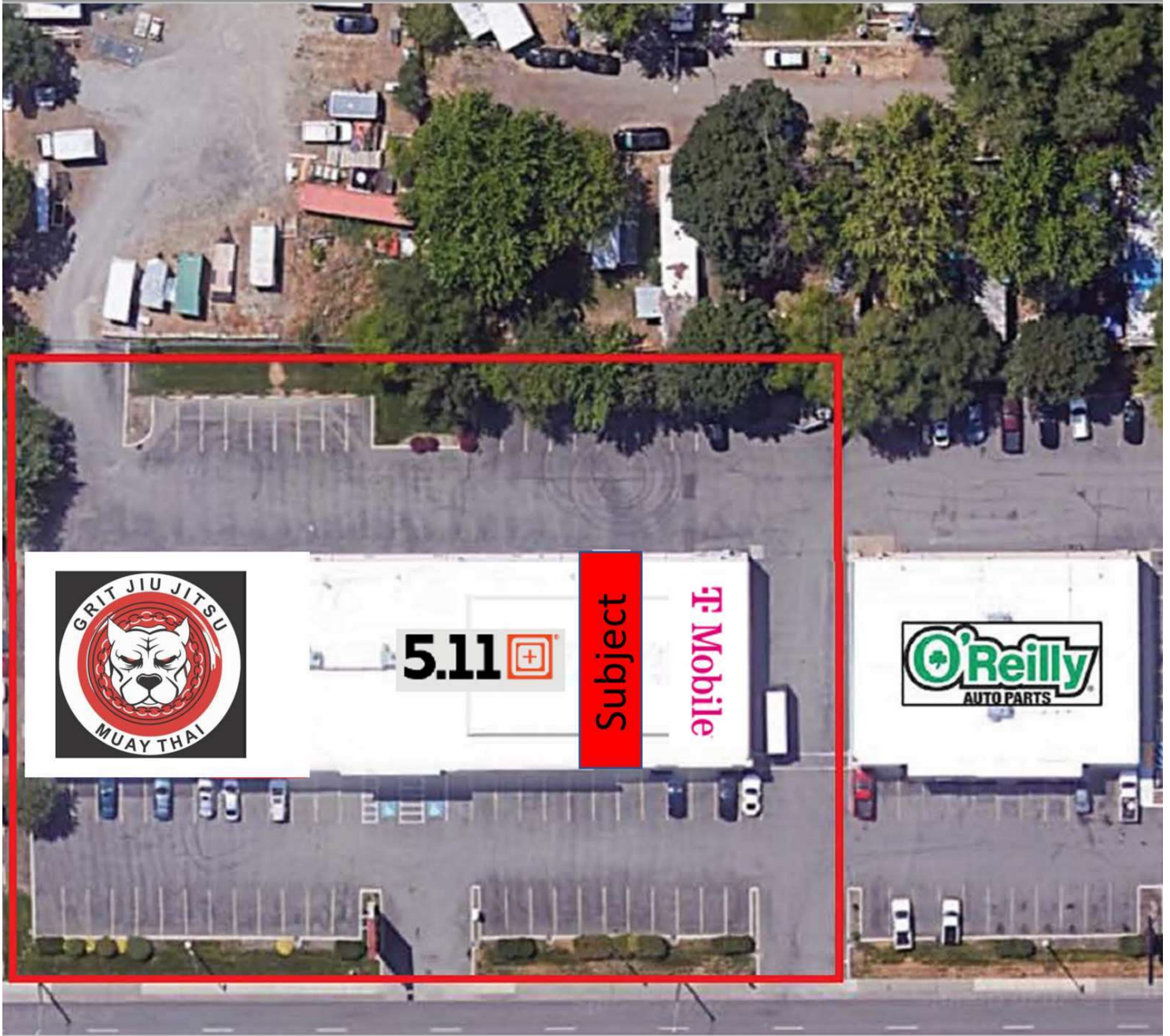
## PROPERTY FEATURES

- Centrally and Strategically Located
- Building and Pylon Signage Available
- Easy Ingress and Egress
- Close proximity to Walmart, Lowe's, Home Depot, and Costco.
- Traffic Count on Sprague: 22,700 VPD
- National Retail Tenants including 5-11 Tactical, T-Mobile & O'Reilly's

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