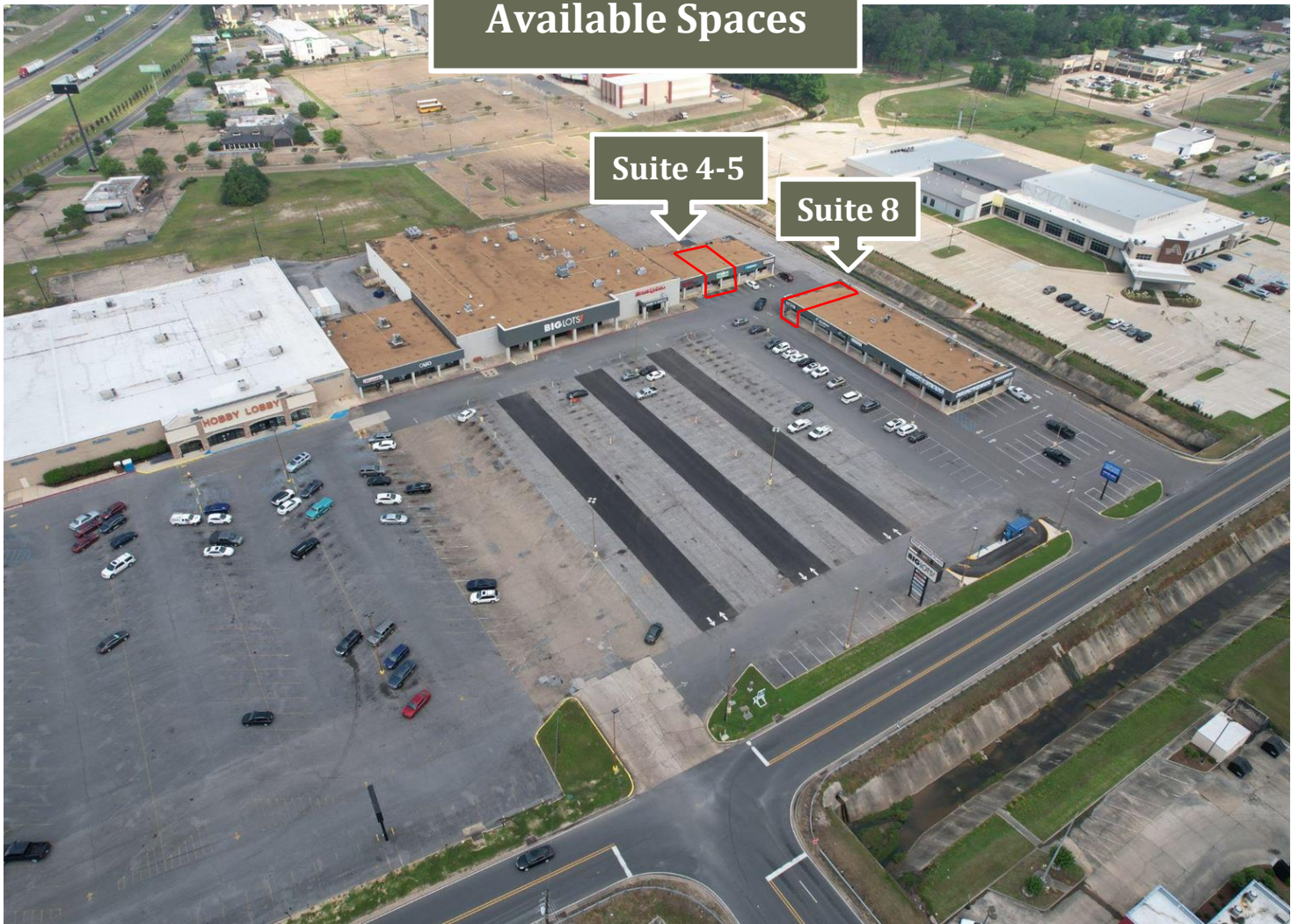


Available Spaces



PROPERTY OVERVIEW

- Shadow-anchored by Hobby Lobby and Big Lots, attracting a variety of customers
- Across the street from a high-volume Walmart Supercenter
- Located in the main retail corridor and just off I-20 for easy access
- Ample parking spaces for customers and employees
- Proximity to The Assembly, Cinemark Theater, and multiple hotels

FOR LEASE

\$18-24 PSF + \$1.75 NNNs

AVAILABLE SPACES

Suite 4-5 3,000 SF (Demisable)
Suite 8 1,200 SF

DEMOGRAPHIC SNAPSHOT

	1 MILE	3 MILES	5 MILES
Total Population	3,862	36,058	76,804
Average HH Income	\$53,391	\$52,447	\$58,246
Daytime Population	12,381	48,493	83,127



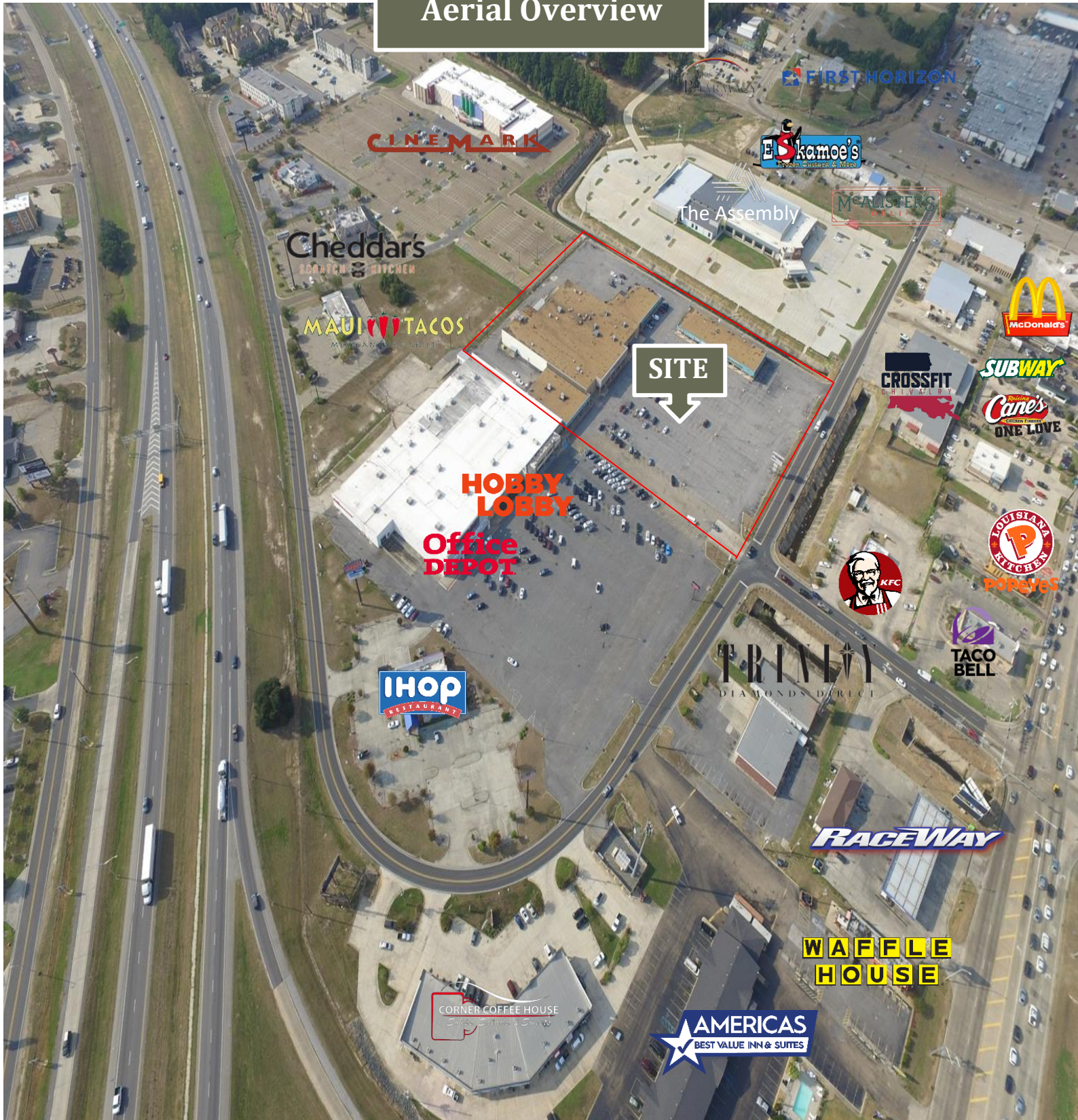
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SCAN ME

Aerial Overview



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