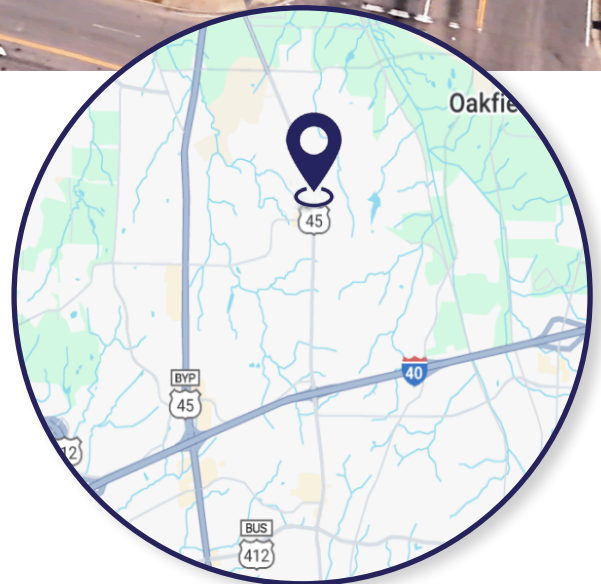




## PROPERTY HIGHLIGHTS

- ◇ Kroger-anchored center with strong co-tenancy and steady daily traffic
- ◇ Prime N. Highland frontage near I-40 offering excellent visibility and access
- ◇ Surrounded by national retailers including Sonic, Walgreens, Anytime Fitness, Ace Hardware & Kroger
- ◇ 1,250 - 2,500 SF Available
- ◇ LEASE RATE: \$20 NNN + \$4.50 OPEX



DEMOGRAPHICS	1 MI	3 MI	5 MI
Population	8,000	31,000	60,000
Households	3,500	12,500	24,000
Avg. HH Income	\$77,000	\$83,000	77,000
Daytime Population	6,000	35,000	76,000

**TRAFFIC COUNTS:** N Highland Ave +/- 34,000 VPD  
E University Pkwy +/- 6,800 VPD

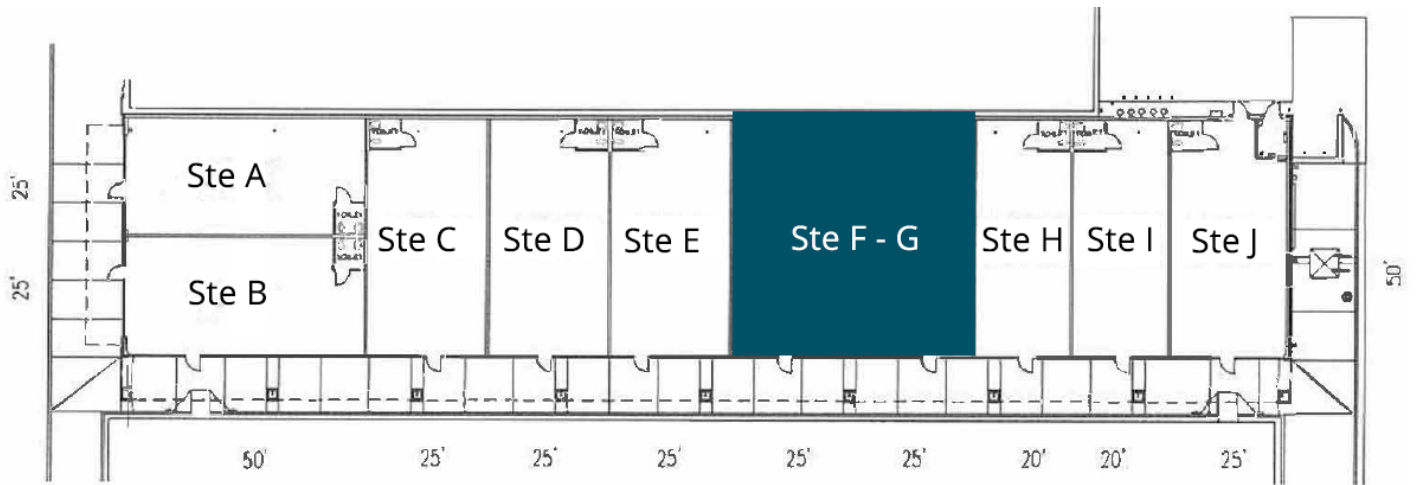


**GILL**  
PROPERTIES

[www.GillProp.com](http://www.GillProp.com)

901.758.1100





Cutting Edge Salon

The Joint Chiropractic

US Doughnuts

Local Flower

Little Caesars

Suite A

Suite B

Suite C

Suite D

Suite E

AVAILABLE

2,500 SF

E Smoke

P&N Nails Salon

Zhao No. 1 Chinese

Suite H

Suite I

Suite J

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