

1341

COLLEGE PARK ROAD



FOR LEASE

RETAIL / FLEX / SHOWROOM

PROPERTY DETAILS

- + Renovations Complete!
- + Available Now
- + 11,595 – 27,303 SF Available



↓

COMPLETED IMPROVEMENTS INCLUDE:

- + PARKING LOT ENHANCEMENTS
- + FACADE IMPROVEMENTS
- + TENANT SIGNAGE
- + ROBUST TENANT IMPROVEMENT ALLOWANCE

FLOOR PLAN - OPTION A



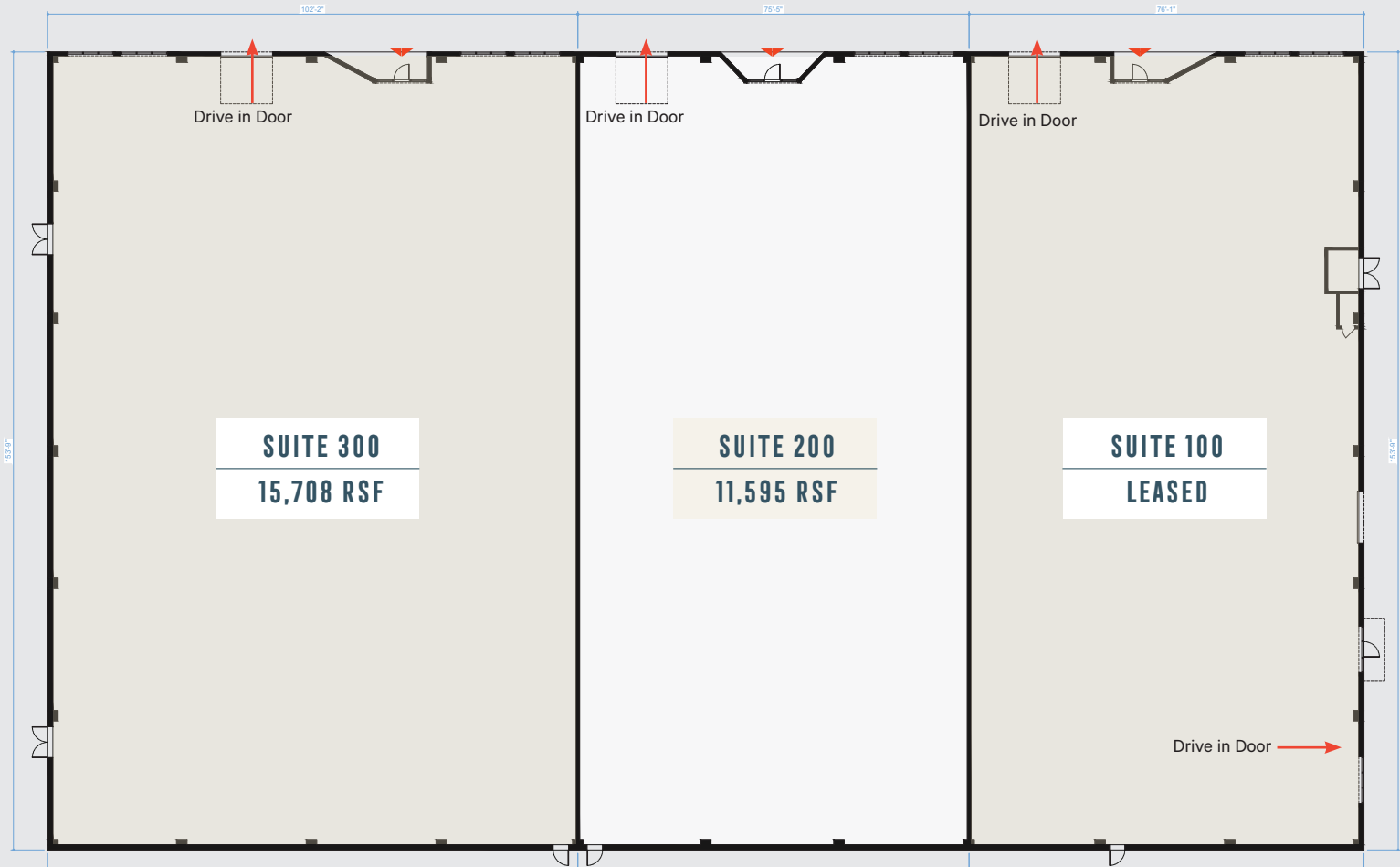
TEST FIT

11,595 RSF

15,708 RSF

+ Parking Ratio: 3.00/1,000 SF

These conceptual drawings are for planning purposes only.



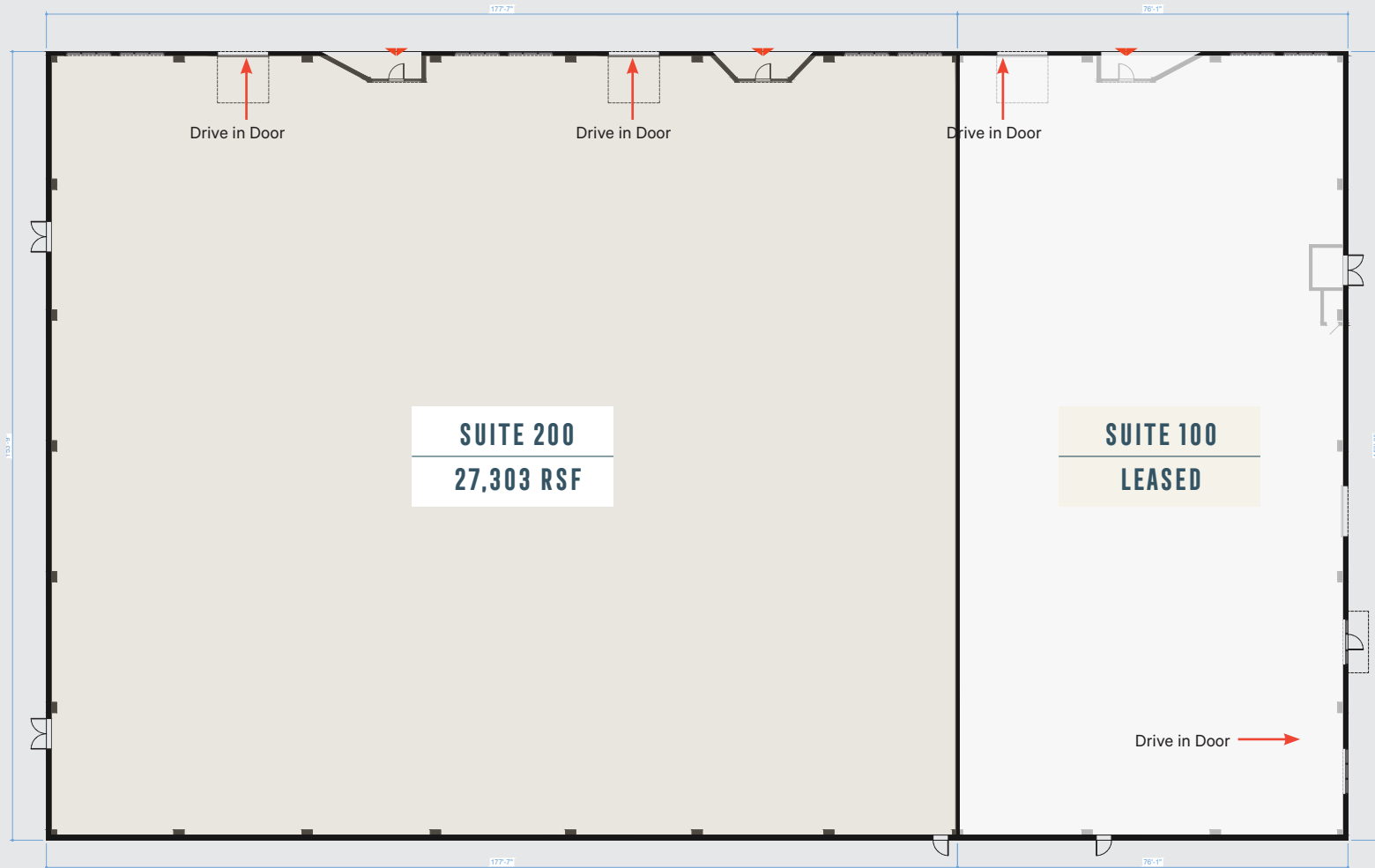
OPTION A

FLOOR PLAN - OPTION B



TEST FIT
27,303 RSF

These conceptual drawings are for planning purposes only.



OPTION B

SITE PLAN



AERIAL




CARNES
CROSSROADS


SPINX
Making Life Easier

1341 COLLEGE PARK ROAD



N MAIN STREET - 37,100 AADT

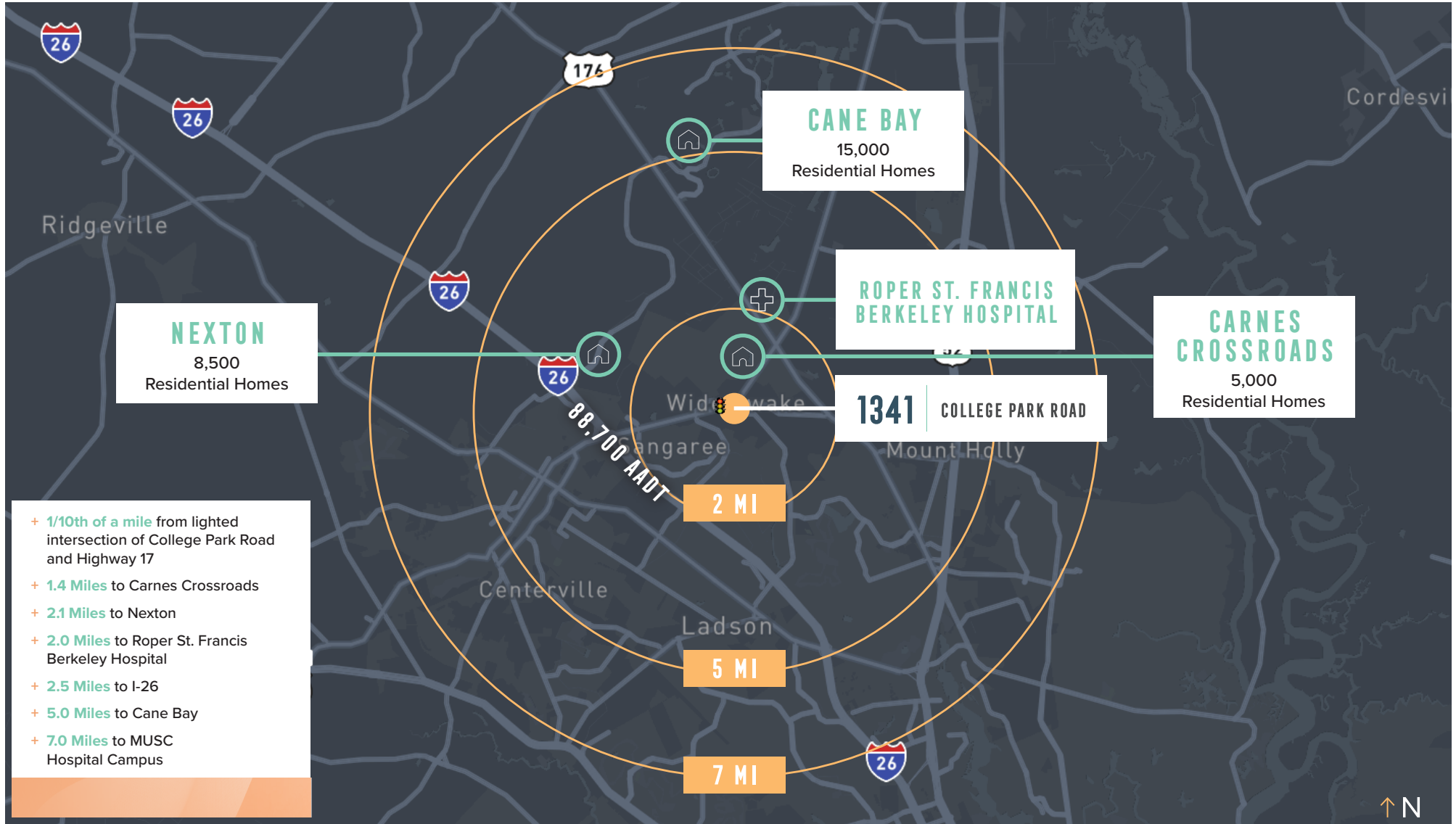
COLLEGE PARK RD - 19,800 AADT

RETAIL AERIAL

FOR LEASE RETAIL / FLEX / SHOWROOM

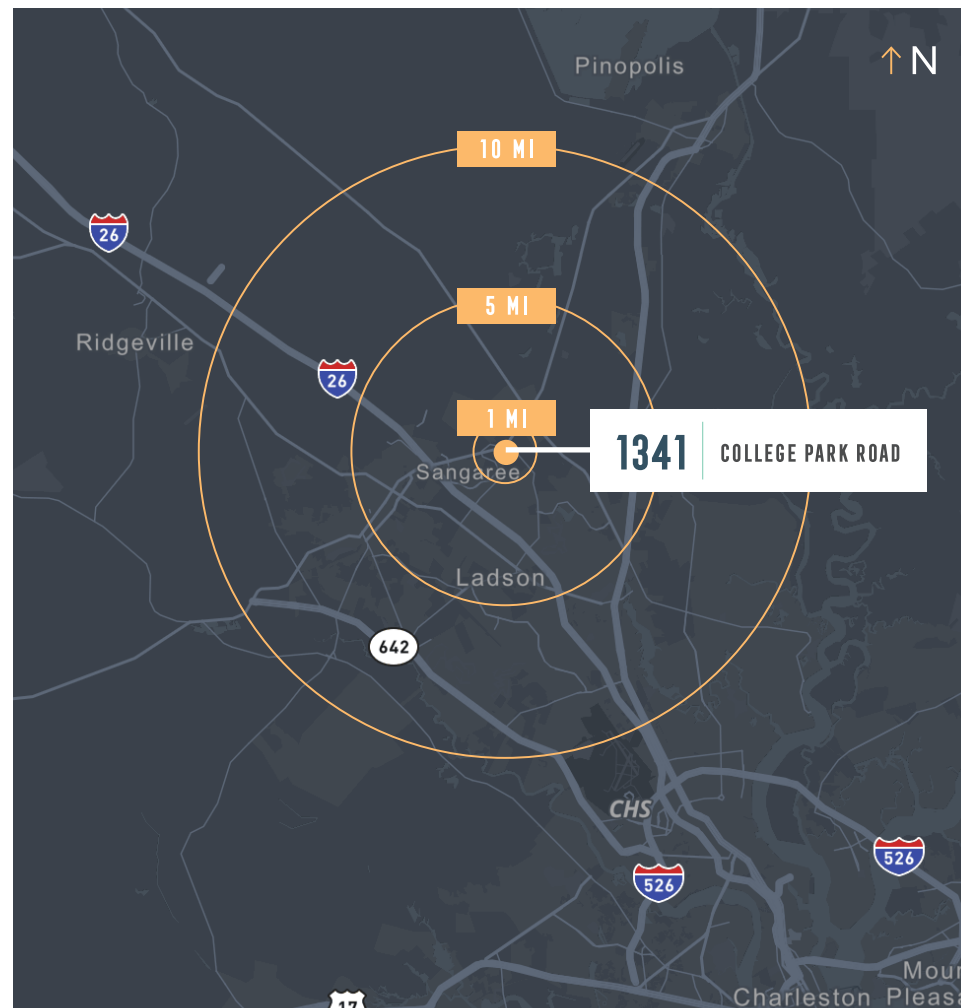


MAP



DEMOGRAPHIC BRIEF

| | 3 MILES | 5 MILES | 10 MILES |
|---|-----------|-----------|-----------|
| POPULATION | | | |
| 2023 Population - Current Year Estimate | 49,511 | 116,483 | 362,974 |
| 2028 Population - Five Year Projection | 53,628 | 124,353 | 383,808 |
| 2020 Population - Census | 44,856 | 107,234 | 339,031 |
| 2010 Population - Census | 36,083 | 85,601 | 264,477 |
| 2020-2023 Annual Population Growth Rate | 3.08% | 2.58% | 2.12% |
| 2023-2028 Annual Population Growth Rate | 1.61% | 1.32% | 1.12% |
| HOUSEHOLDS | | | |
| 2023 Households - Current Year Estimate | 18,870 | 44,706 | 135,960 |
| 2028 Households - Five Year Projection | 20,621 | 48,098 | 144,586 |
| 2010 Households - Census | 12,961 | 31,294 | 97,387 |
| 2020 Households - Census | 16,869 | 40,833 | 126,426 |
| 2020-2023 Annual Household Growth Rate | 3.51% | 2.83% | 2.26% |
| 2023-2028 Annual Household Growth Rate | 1.79% | 1.47% | 1.24% |
| 2023 Average Household Size | 2.62 | 2.59 | 2.63 |
| HOUSEHOLD INCOME | | | |
| 2023 Average Household Income | \$93,805 | \$97,563 | \$96,841 |
| 2028 Average Household Income | \$104,726 | \$109,248 | \$108,669 |
| 2023 Median Household Income | \$74,396 | \$75,472 | \$73,077 |
| 2028 Median Household Income | \$79,817 | \$81,351 | \$80,001 |
| 2023 Per Capita Income | \$35,632 | \$37,532 | \$36,371 |
| 2028 Per Capita Income | \$40,140 | \$42,352 | \$41,026 |
| HOUSING UNITS | | | |
| 2023 Housing Units | 20,582 | 48,362 | 145,939 |
| 2023 Vacant Housing Units | 1,712 | 3,656 | 9,979 |
| 2023 Occupied Housing Units | 18,870 | 44,706 | 135,960 |
| 2023 Owner Occupied Housing Units | 12,071 | 30,627 | 92,225 |
| 2023 Renter Occupied Housing Units | 6,799 | 14,079 | 43,735 |
| EDUCATION | | | |
| 2023 Population 25 and Over | 33,540 | 79,570 | 241,924 |
| HS and Associates Degrees | 21,980 | 51,896 | 148,133 |
| Bachelor's Degree or Higher | 8,614 | 21,056 | 73,781 |
| PLACE OF WORK | | | |
| 2023 Businesses | 1,064 | 2,988 | 8,060 |
| 2023 Employees | 12,329 | 32,937 | 94,687 |



CONTACT US

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