





## HIGHLIGHTS:

- High barrier to entry
- Excellent visibility
- 38,000 VPD
- Rare opportunity
- 40' frontage

2022 Demographics	1-mile	3-mile	5-mile
Population	10,767	78,180	223,667
Average Household Income	\$82,270	\$84,827	\$87,392

## Retailers Within One Mile:

sam's club

**KOHL'S**



**HOBBY LOBBY**



**BEST BUY**

Michaels

**LOWE'S**





