

**NEW CONSTRUCTION – NOW PRE-LEASING!**

PRIME RETAIL SPACE COMING SOON! AVAILABLE SUMMER OF 2026

Property Highlights

- Size: 1,309 SF - 8,209 SF
- Lease Rate: \$32.00- \$36.00 PSF/NNN
- Two drive-thru's available with a grease trap
- TI available for qualified tenants
- Ample parking
- High traffic counts
- Co-tenants include: Edward Jones, Twisted Sugar, Wing Wah, Marias Mexican Restaurant, Prime IV, Lashed, Profiles Salon, and Pieces Furniture
- Located adjacent to Fresh Market, McDonalds, 7-11, Zions Bank, Cafe Rio, Subway, and Dollar Tree



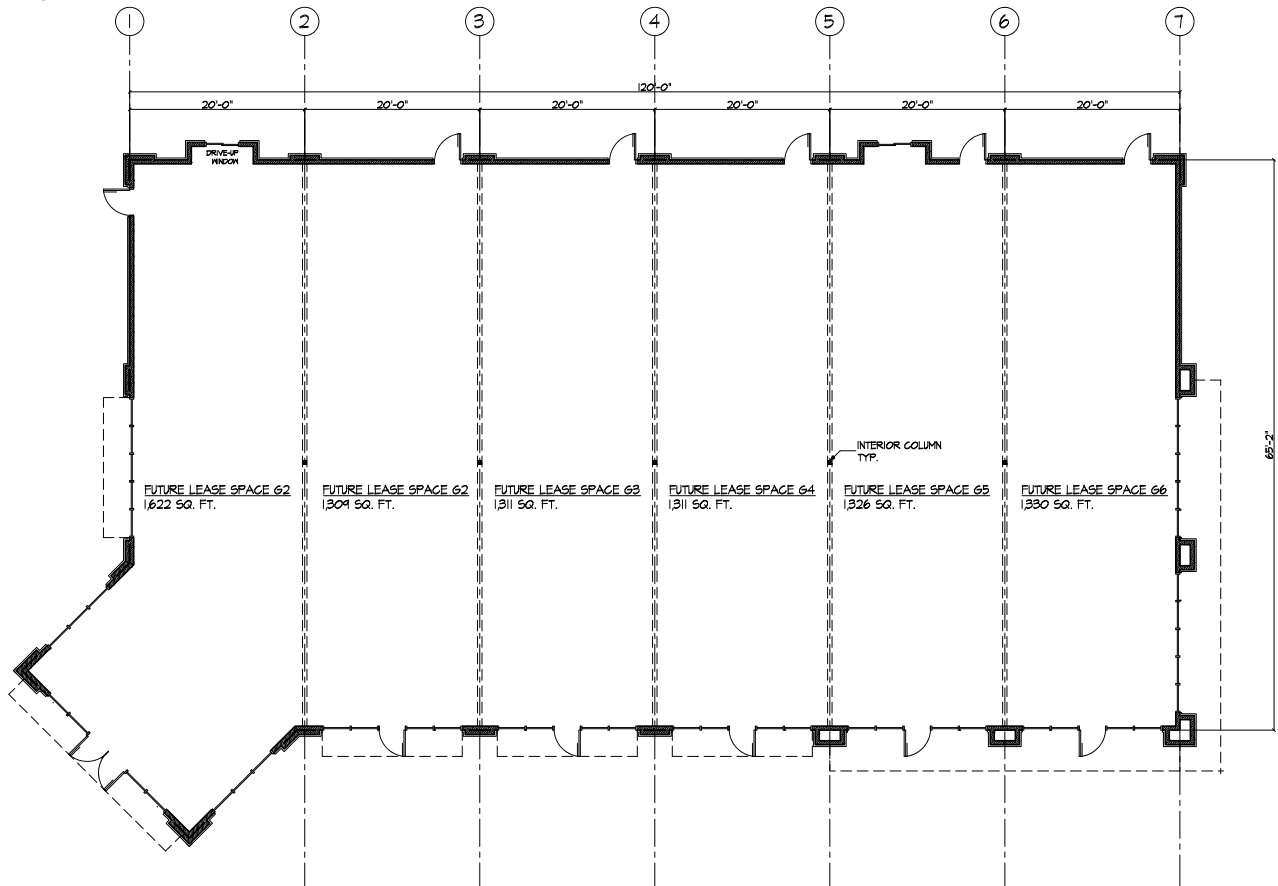
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Floor Plan



MAIN FLOOR PLAN
SCALE 1/8"=1'-0"

NEIGHBORHOOD DEMOGRAPHICS



POPULATION



AVERAGE
HOUSEHOLD INCOME



MEDIAN HOUSEHOLD
INCOME

1 Mile	12,238	\$125,074	\$86,508
3 Miles	51,822	\$109,628	\$78,860
5 Miles	128,550	\$96,923	\$67,493



