



# 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



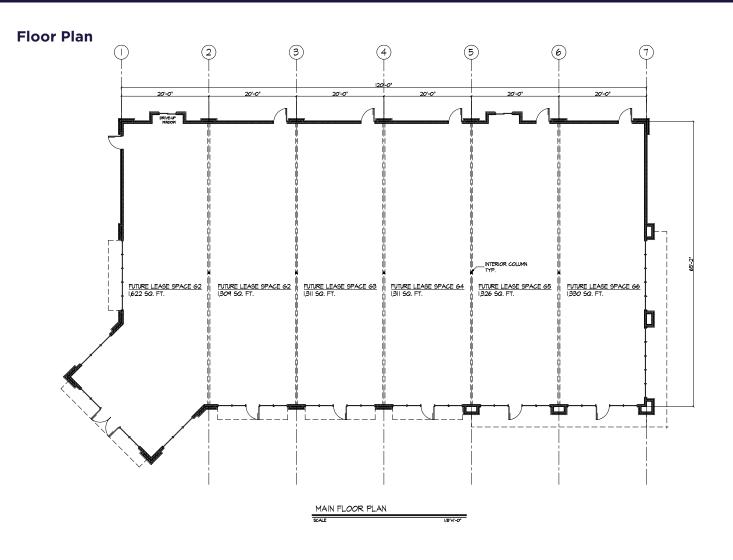
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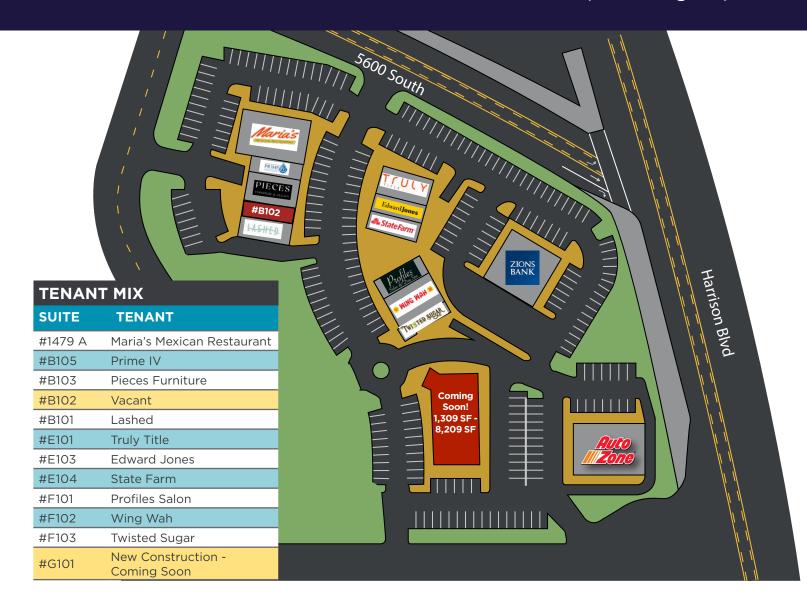
## **NEIGHBORHOOD DEMOGRAPHICS**

	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

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