



PROPERTY DESCRIPTION

0.53 Acres For Lease Located Directly on Sheridan Road with Easy Access to Interstate 530

PROPERTY HIGHLIGHTS

- Build to suit outparcel opportunity on a corner lot with developed adjacent shopping center
- Surrounding shopping center features a current 100% occupancy rate
- Area Retailers Include: Tractor Supply Co., Dairy Queen, Moe's Southwest Grill, Burger King, Taco Bell, Subway, McDonald's, Pizza Hut, Popeyes, and many more
- Traffic Counts: Sheridan Rd (13,000 AADT) and Interstate 530 (33,000 AADT)
- Large fenced in gravel parking lot in the back

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,406	12,467	28,666
Total Population	3,456	27,270	57,732

JACOB SPEARS
501.940.7204
jspears@jonesaur.com