





5,103+/- S/F Available (Possible 25,629+/- SF Available)

Join Walmart Supercenter, Home Depot, Marshalls, Aldi and more!

- ★ 75' of Frontage
- \star 1.2 miles to the new entrance/exit of the 422 By Pass
- ★ Unrivaled visibility and signage, access from 3 roadways, fully signalized traffic lights at both corners & Egypt Road
- **\star** Average HH income exceeds \$98,000 in 1 mile \$104,000 in 5 miles
- \star Over 45% of the population is between the ages of 25 to 55
- \star 2,682+ apartments, townhouses and houses in 1 mile & still growing
- \star 3 million S/F office, flex, retail and light industrial space in $\frac{1}{4}$ mile



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