

**FOR  
LEASE**

**AVAILABLE SPACE**  
1,000 SF

**CALL LISTING AGENT FOR  
MORE INFORMATION**

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### PROPERTY HIGHLIGHTS

Discover unparalleled opportunity at Edgemere Boulevard's newest retail enclave. Our distinguished shopping center offers over 17,500 square feet of prime retail space, anchored by the reputable Dollar Tree, which occupies a significant 10,500 square feet. This development is an ideal setting for upscale and innovative businesses, from gourmet eateries and boutique artisan cafés to unique ice cream boutiques.

Perfectly positioned within a flourishing residential area, this center is a hotspot for tapping into an expanding, dynamic community. Seize this exceptional opportunity to establish your presence in a market that's on the rise. Be part of our thriving retail environment at Edgemere Blvd!



### AREA TRAFFIC GENERATORS



### DEMOGRAPHIC SNAPSHOT 2025



**62,977**  
**POPULATION**  
3-MILE RADIUS



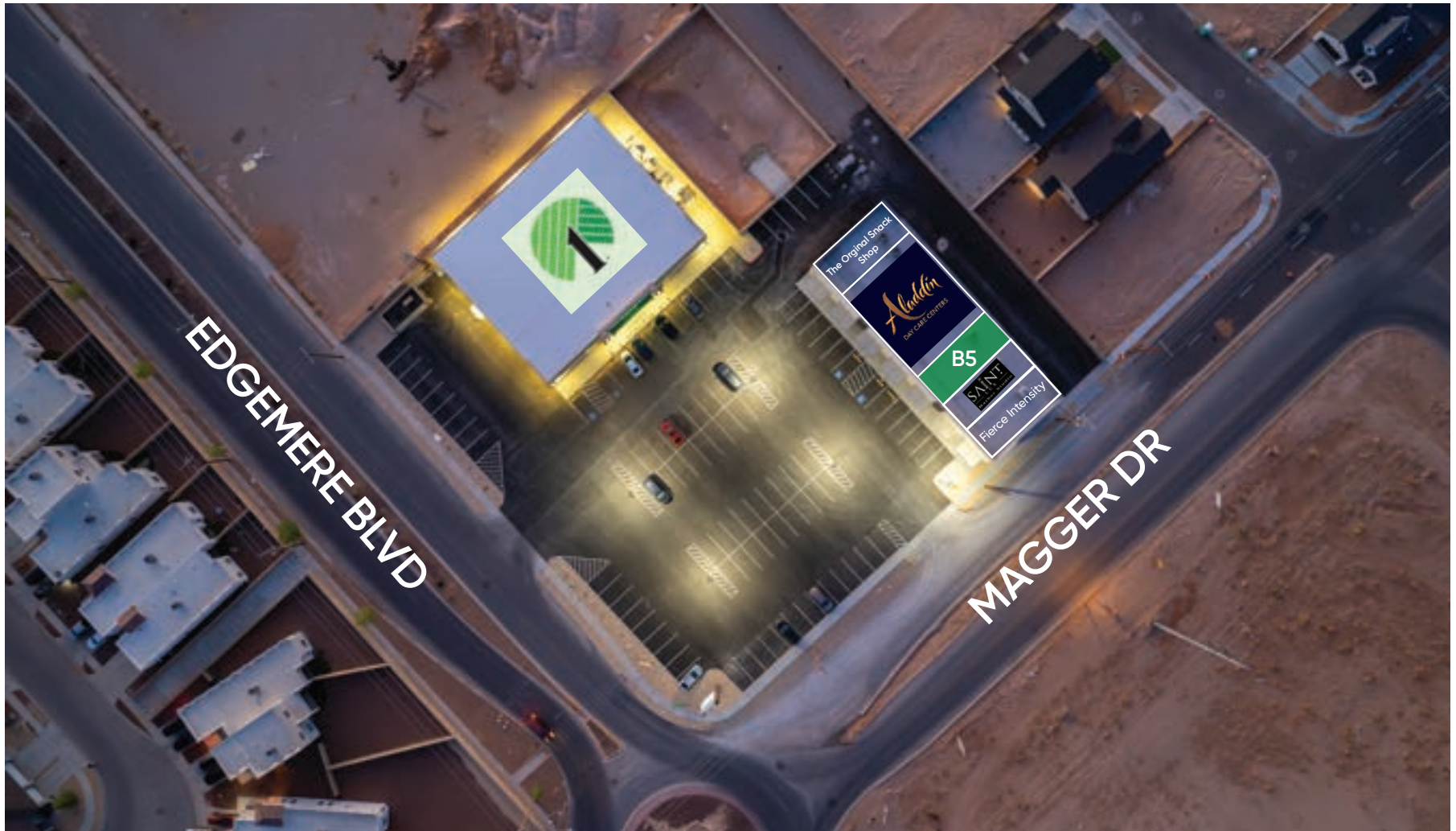
**\$93,430**  
**AVG HH INCOME**  
3-MILE RADIUS



**\$77,843**  
**MEDIAN HH INCOME**  
3-MILE RADIUS



**TRAFFIC COUNTS**  
EDGEMERE BLVD: 8,391 AADT  
JOHN HAYES: 6,048 AADT  
(TDT)



- B1** The Original Snack Shop
- B2-B4** Aladdin Daycare
- B5** Vacant (AVAILABLE)
- B6** Saint LUX Barber Studio
- B7** Fierce Intensity

