



**PROPERTY DESCRIPTION**

PRIME New Construction QSR End Cap with Drive Thru. +/-2,000sf ready to make your concepts home. Located directly off Exit 108 on Academy Dr in the new construction Texaco convenience store. Best remaining available position off this fast growing interchange. End cap is 35.5' x 50' with shared restrooms and common areas.

**PROPERTY HIGHLIGHTS**

- PRIME LOCATION with +/-45,000VPD on I59/20
- +/-20,000VPD using this Exit.
- Ready to start construction.
- Up to 800amp service.
- 10 ton HVAC Unit.
- Interior walls are framed and insulated
- 3' of slab poured along perimeter.

**OFFERING SUMMARY**

Lease Rate:	Call to Discuss
Available SF:	1,986 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
Total Households	122	676	1,750
Total Population	294	1,699	4,313
Average HH Income	\$63,538	\$73,541	\$73,103

**TRISH RUSHING, CCIM**

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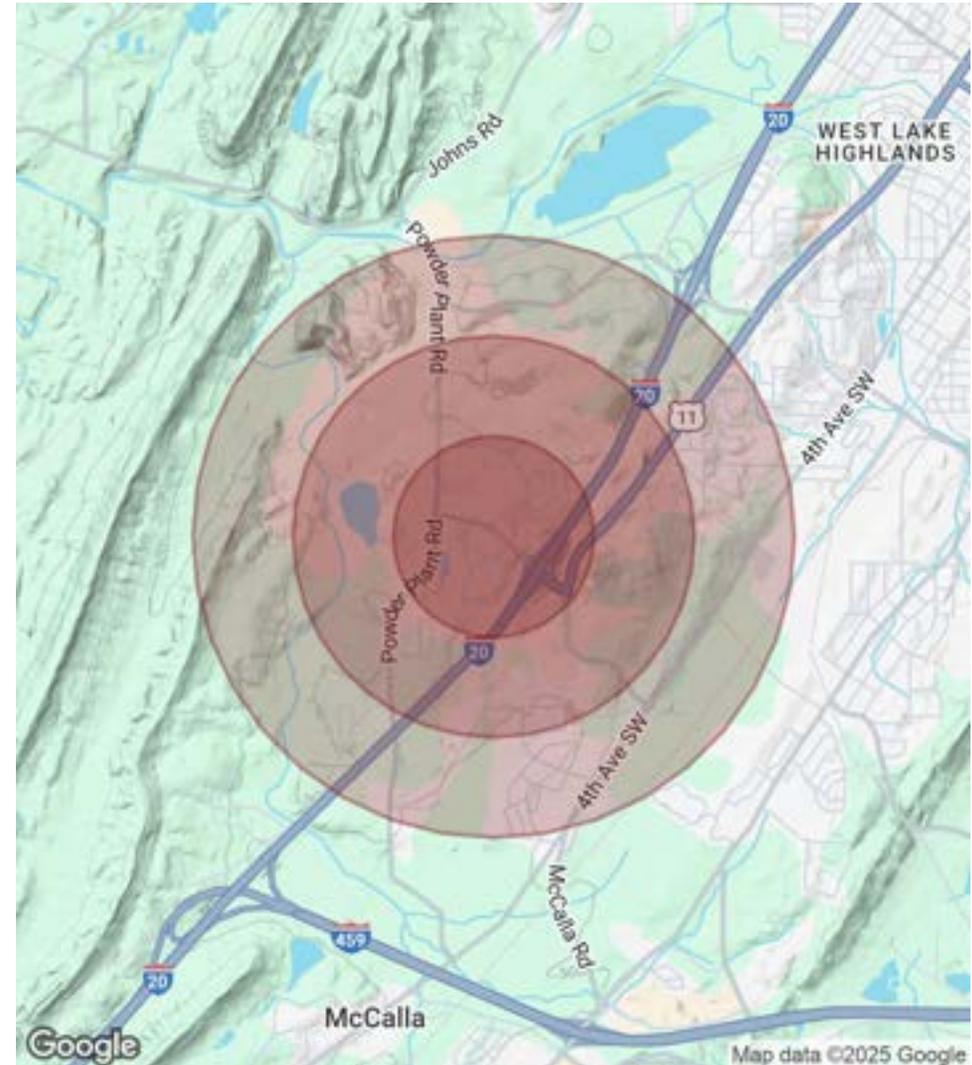


<b>POPULATION</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
Total Population	294	1,699	4,313
Average Age	40	42	41
Average Age (Male)	39	40	40
Average Age (Female)	41	43	43

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
Total Households	122	676	1,750
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$63,538	\$73,541	\$73,103
Average House Value	\$199,470	\$230,351	\$240,705

Demographics data derived from AlphaMap



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