



# Summary

- Lease Rate: Call for Pricing
- Building Size: 11,738 SF
- Available For Lease: 1,000-5,500 SF
- Completion Date: Q2 2025
- Co-Tenants: Dental, The Little Gym
- Parking Count: TBD

# Property Overview

- End-cap and Inline space available
- Highly desirable positioning along Hwy 380 (42,000 VPD) and Coit Rd (10,000+ VPD)
- Robust Demographic Profile - 15% annual growth projected over next 5yr in all radii

# Demographics

2025 Population		
9,243 1 Mile	71,596 3 Mile	162,057 5 Mile
2028 Projected Growth ('25-'28)		
16.88% 1 Mile	15.48% 3 Mile	15.07% 5 Mile
Avg. Household Income		
\$138,202 1 Mile	\$168,424 3 Mile	\$169,474 5 Mile







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