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# Property Highlights

- Up to 7,909 SF on 1.44 AC available for lease, multi-tenant redevelopment or build-to-suit
- Outparcel to Highland Lakes, a regional Power Center anchored by Burlington, Marshalls, Ross, Conn's, Dollar Tree and American Signature
- Located just west of the intersection of West Colonial Dr. (SR-50) and Hiawassee Road
- Excellent visibility on W Colonial Drive with traffic counts of over 49,500 vehicles per day



## Area Demographics



### Population

1-Mile: 16,139  
3-Mile: 124,667  
5-Mile: 271,933



### Daytime Population

1-Mile: 12,418  
3-Mile: 98,026  
5-Mile: 243,908



### Average HH Income

1-Mile: \$73,289  
3-Mile: \$79,753  
5-Mile: \$93,813

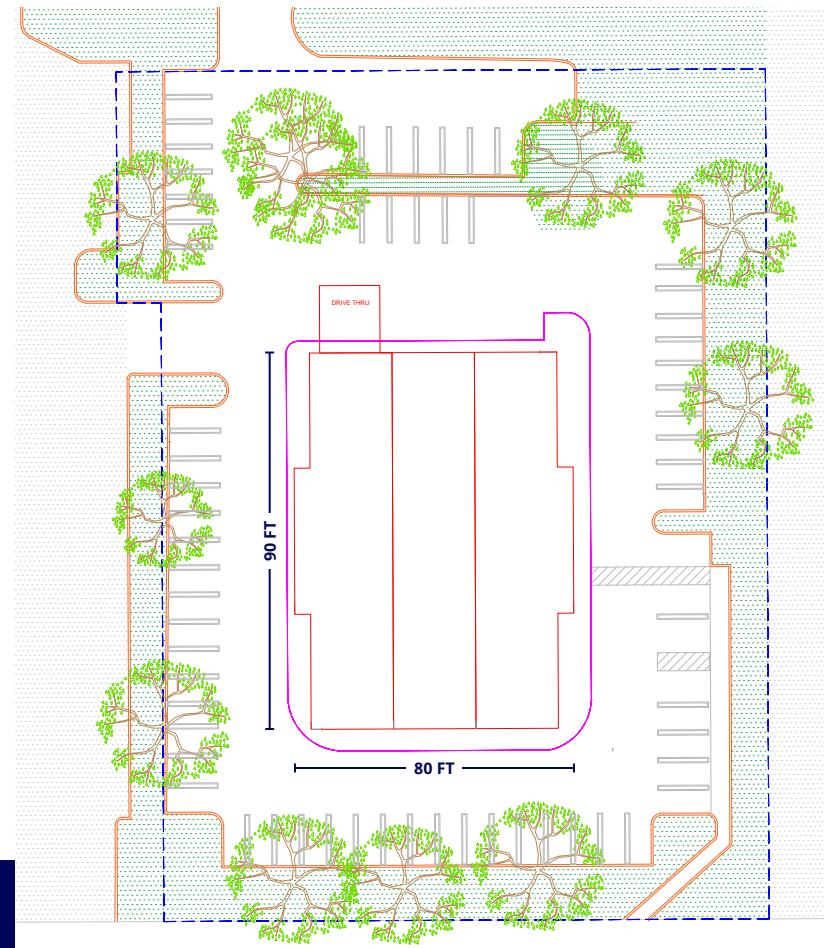


### Households

1-Mile: 5,551  
3-Mile: 43,369  
5-Mile: 96,383

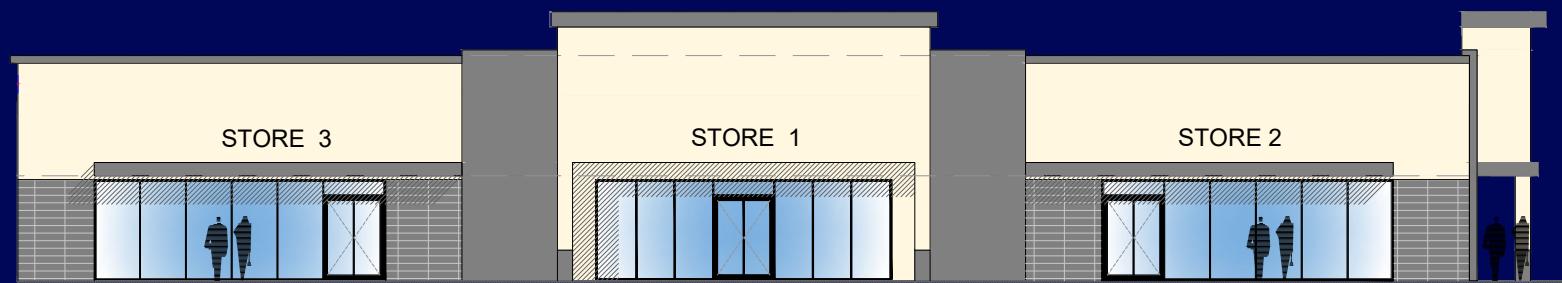
# Concept Plan Multi-Tenant Building

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# Rendering

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## NEW RESIDENTIAL PROJECTS - KEY

- 1 **Lake Lotta / SF**  
138 Single Family Homes  
Coming Soon / Under Construction
- 2 **Lake Lotta / TH**  
186 Townhomes  
Coming Soon / Under Construction

3 Miles



# Trade Aerial

## Contact Us

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