

OFFERING SUMMARY

Daycare Available SF: 12,000 SF
Retail Available SF: 1,250 - 11,900 SF
Price/SF: \$42.00 + NNN

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,053	50,346	245,137
Average Age	30.7	32.2	34.6
Average Age (Male)	30.0	32.1	34.6
Average Age (Female)	30.8	32.3	34.8

LOCATION OVERVIEW

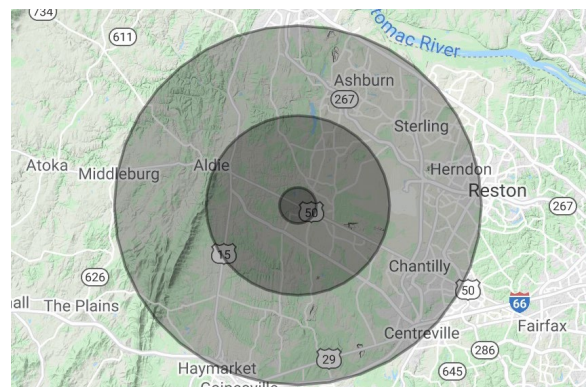
On the newly constructed Northstar Blvd, just south of Route 50

Available 2023

Zoning: CLI

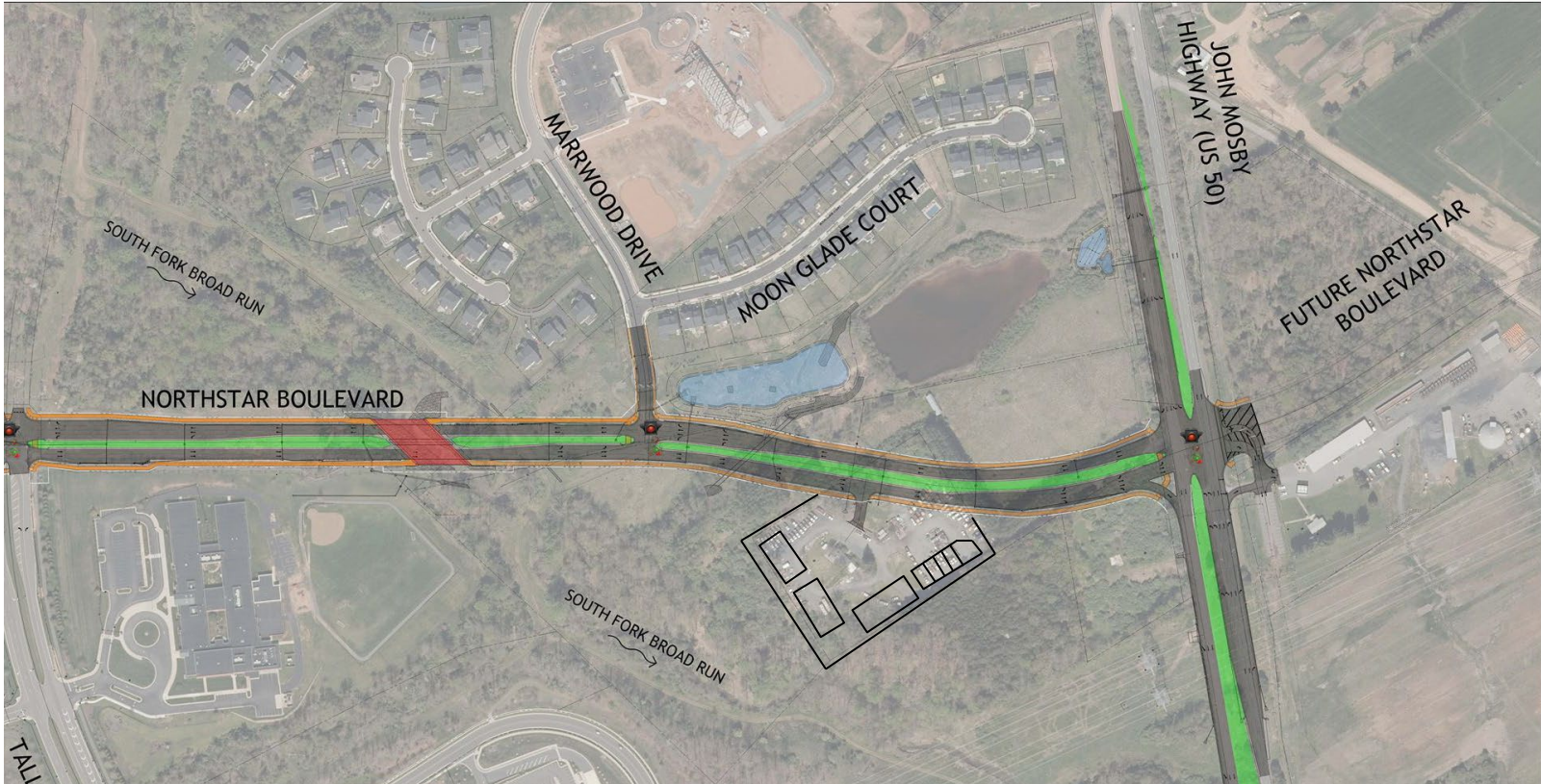
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	655	15,311	79,066
# of Persons per HH	3.1	3.3	3.1
Average HH Income	\$134,862	\$151,179	\$142,836
Average House Value	\$695,451	\$679,808	\$586,310

** Demographic data derived from 2010 US Census*



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Site Plan and Map



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