

RETAIL PROPERTY FOR LEASE

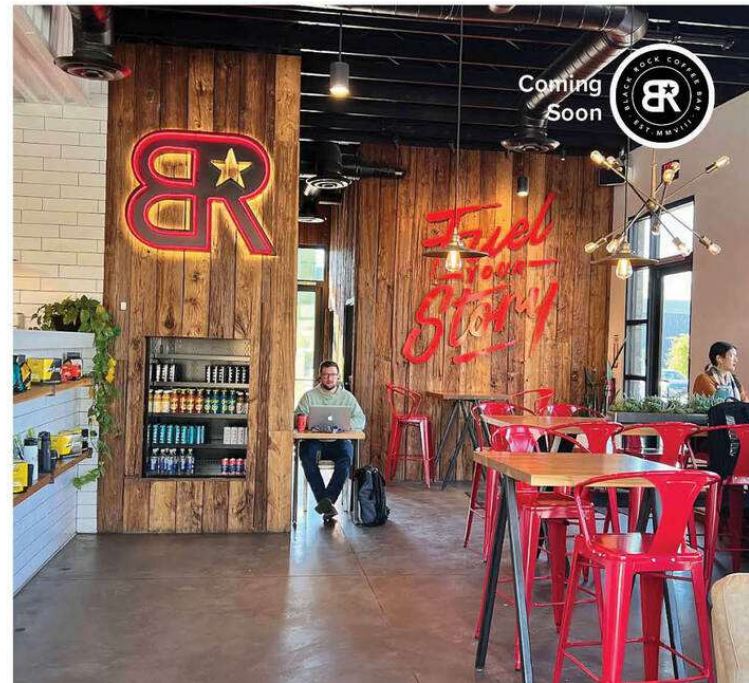
SOUTHERN PLAZA

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PROPERTY DESCRIPTION

SWC Southern Ave & 7th Ave

PROPERTY HIGHLIGHTS

- PIZZA RESTAURANT SPACE AVAILABLE - 1,200 SF
- Food City Anchored Center
- Strong Hispanic Demographic
- 96 Unit Apartment Complex Next to Shopping Center

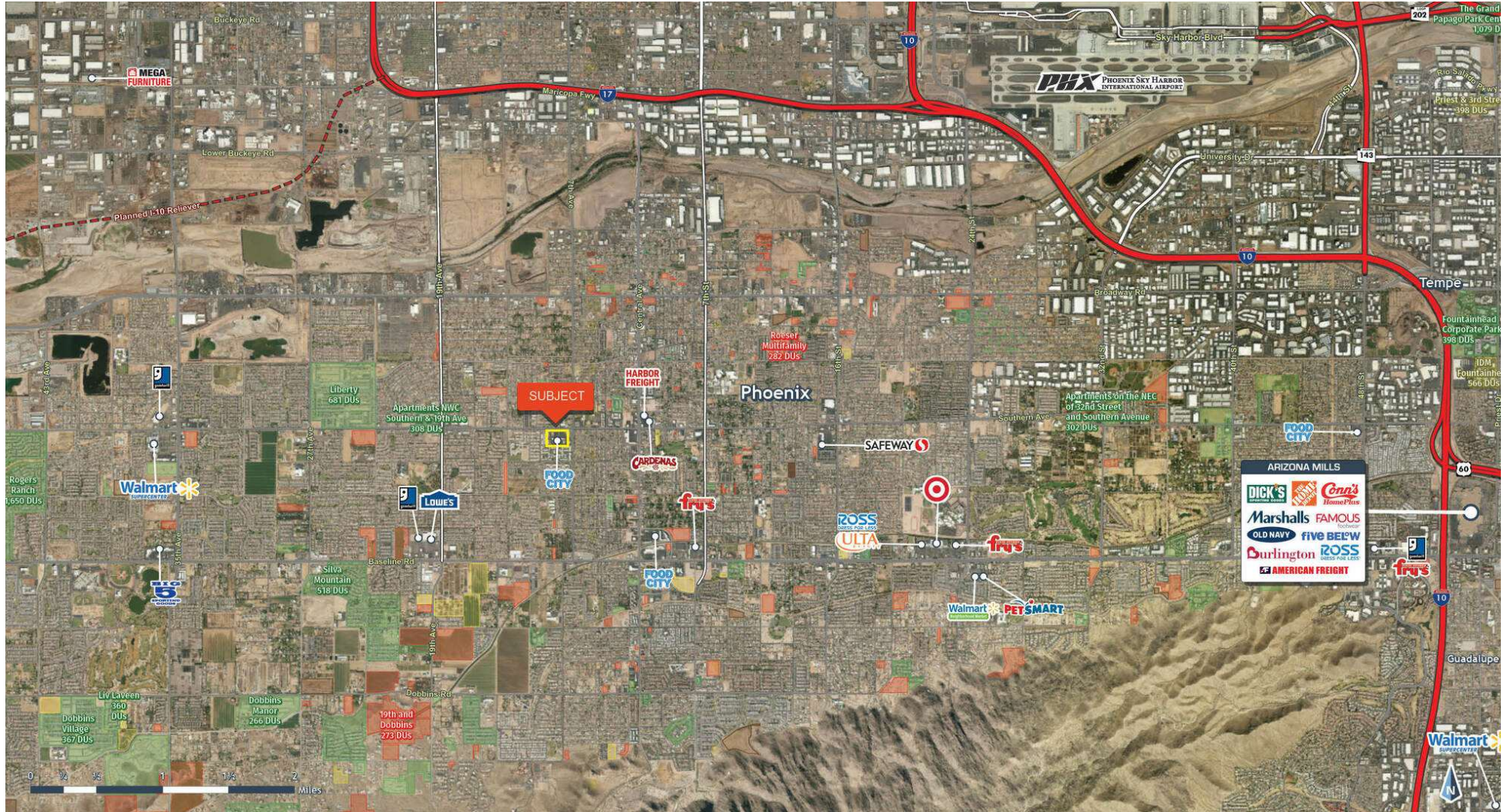
AREA COTENANTS



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LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,200 SF	Lease Rate:	Negotiable

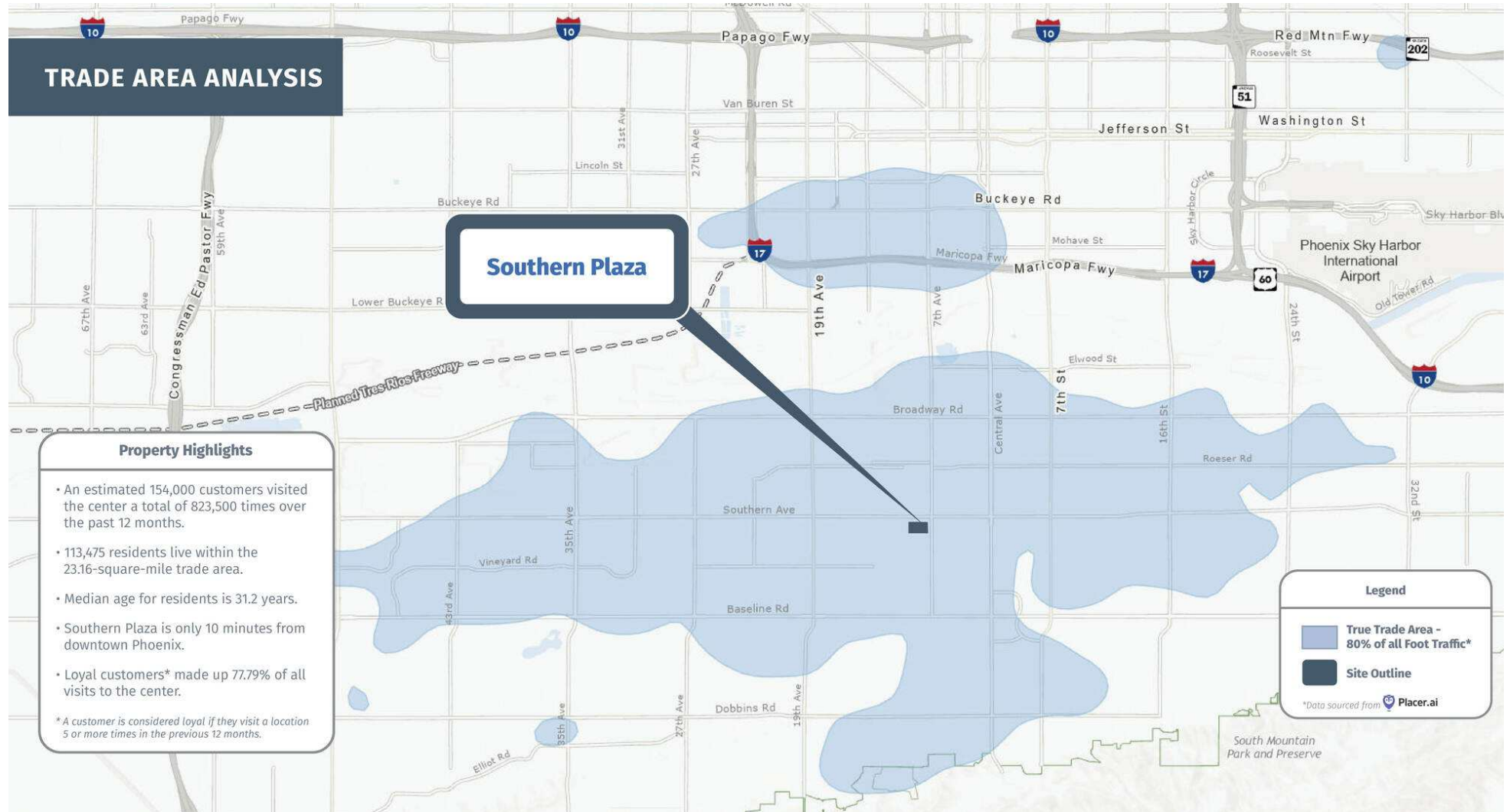
AVAILABLE SPACES

SUITE	SIZE	TYPE	RATE	DESCRIPTION
BATTERIES PLUS	1,200 SF	NNN	-	-
AAL INSURANCE	0 SF	NNN	-	-
HAIR SALON	0 SF	NNN	-	-
NAILS & SPA	0 SF	NNN	-	-
FOOD CITY	0 SF	NNN	-	-
DENTIST	0 SF	NNN	-	-
CRICKET WIRELESS	0 SF	NNN	-	-
CHECK CASHIER	1,200 SF	NNN	-	-
108	1,200 SF	NNN	CALL FOR PRICING	PIZZA RESTAURANT SPACE
HAPPY KIDS PEDIATRICS	0 SF	NNN	-	-
HAPPY KIDS FAMILY CARE	3,400 SF	NNN	-	-
NAPA	6,850 SF	NNN	-	-

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POPULATION

	1 MILE	3 MILES	5 MILES
Area Total	22,667	113,852	222,100
Median Age	31.2	33.4	33.2



HOUSEHOLD INCOME

	1 MILE	3 MILES	5 MILES
Median	\$62,378	\$76,340	\$72,975
Average	\$81,391	\$76,340	\$72,975



DAYTIME WORKFORCE

	1 MILE	3 MILES	5 MILES
Total Businesses	323	1,988	7,863
Employees	3,210	30,256	165,830
Daytime Population	17,322	102,327	310,853



EDUCATION

	1 MILE	3 MILES	5 MILES
Percentage with Degrees	17.5%	29.2%	31.9%



EMPLOYMENT

	1 MILE	3 MILES	5 MILES
White Collar	43.4%	51.7%	54.5%
Services	28.4%	21.4%	19.5%
Blue Collar	28.2%	26.9%	26.1%



HOUSEHOLD STATISTICS

	1 MILE	3 MILES	5 MILES
Households	6,685	35,109	72,797
Median Home Value	\$392,257	\$393,624	\$408,931

* 2025 Demographic data derived from ESRI

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