

AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

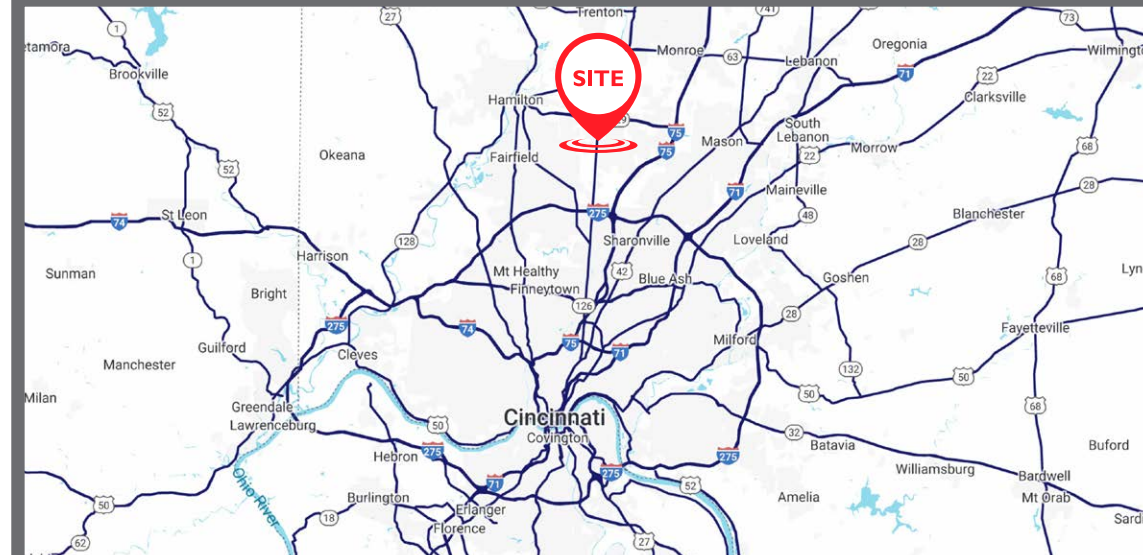
- **2,503 SF endcap space available for lease**
- Co-tenanted with Panera Bread
- Excellent visibility and frontage along State Route 747
- Surrounded by strong national and regional retailers and restaurants, including Kroger Marketplace, Crème de la Crème, Crimson Cup, Buffalo Wings & Rings, Fun City Trampoline Park, and Chase Bank, Chipotle, Starbucks, McDonald's, and Dunkin Donuts
- High traffic counts exceeding 24,000 vehicles per day (VPD)
- Affluent trade area with an average household income of \$162,741 within a 3-mile radius

TRAFFIC COUNTS

- 24,557 (24) VPD: State Route 747 (Princeton-Glendale Rd)
- 12,106 (24) VPD: Tylersville Rd
- 51,049 (24) VPD: I-129 (Butler County Veterans Hwy)

2025 EST. DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	10,552	52,431	148,319
HOUSEHOLDS	3,909	18,652	55,107
AVG HH INCOME	\$157,893	\$162,741	\$133,204
EMPLOYEES	3,380	32,189	90,918



CONTACT

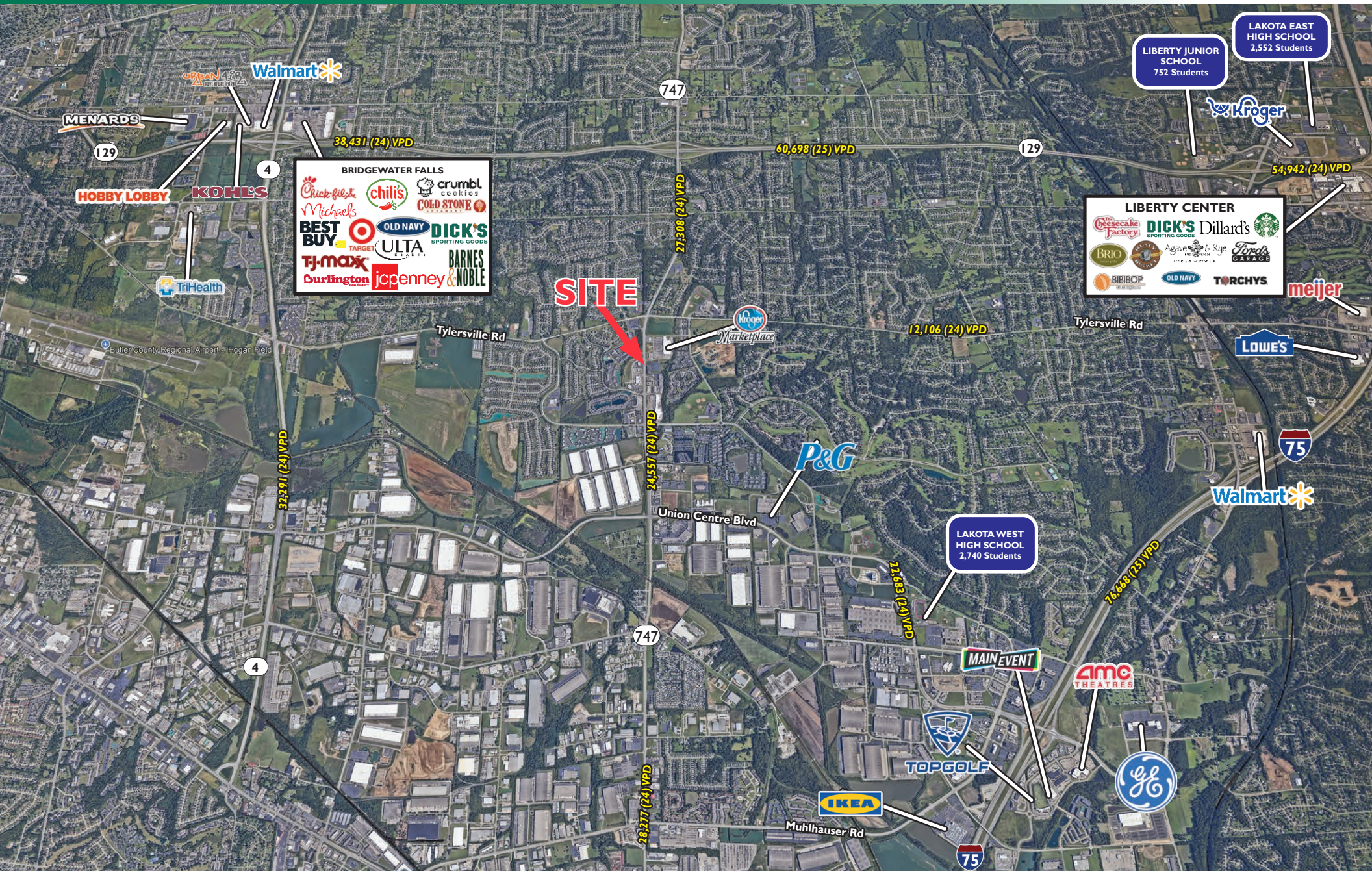
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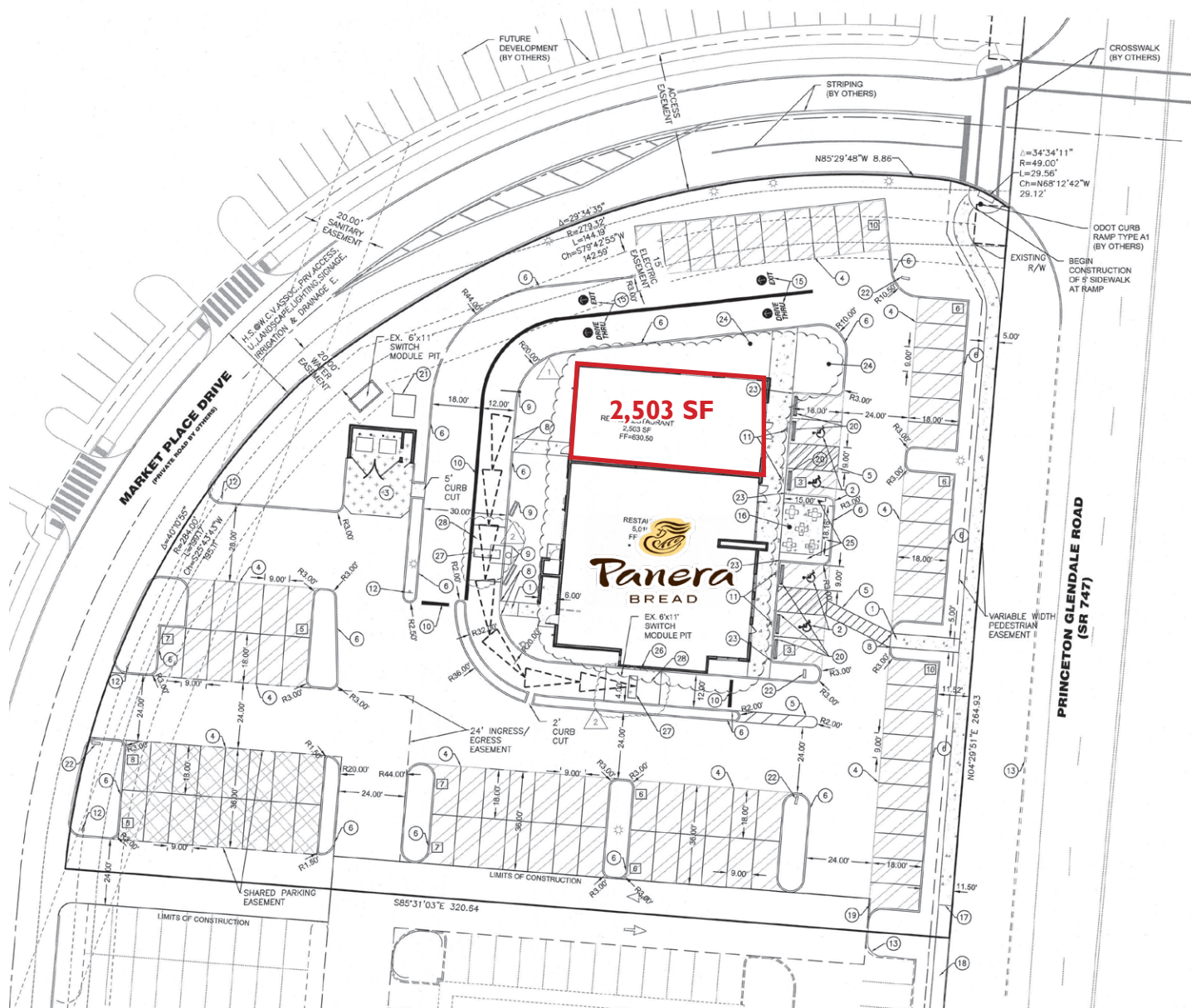


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SITE PLAN



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