

FOR LEASE

4158 Danville Dr | Abilene, TX 79605

NAI Wheelhouse



Crossroads Shopping Center

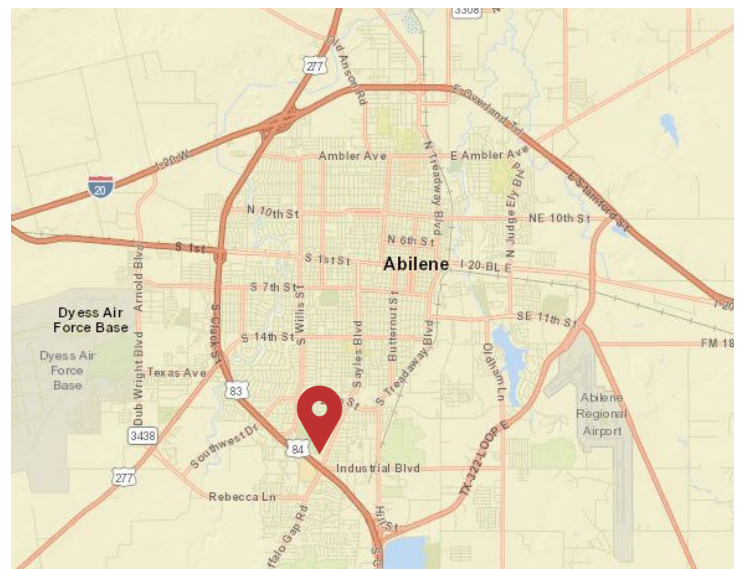
PROPERTY DETAIL

- 44,122 SF Shopping Center positioned on the corner of one of Abilene's busiest intersections
- 53,030 & 25,260 vehicles passing the site daily
- Boasts a population of **51,907** with an average household income of **\$75,508** within a 3 mile radius
- Excellent visibility from HWY 84

OFFERING SUMMARY

Space Available	1,136 SF - 3,461 SF
Lease Rate	Please Call
Center Size	44,122 SF

JOIN THESE RETAILERS



NAI Wheelhouse

Kyle Cowan
kyle@naiwheelhouse.com
C 972.979.8602

6502 Slide Road, Suite 200
Lubbock, TX 79424
P 806.722.1200
www.naiwheelhouse.com

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THE MARKET



THE CENTER



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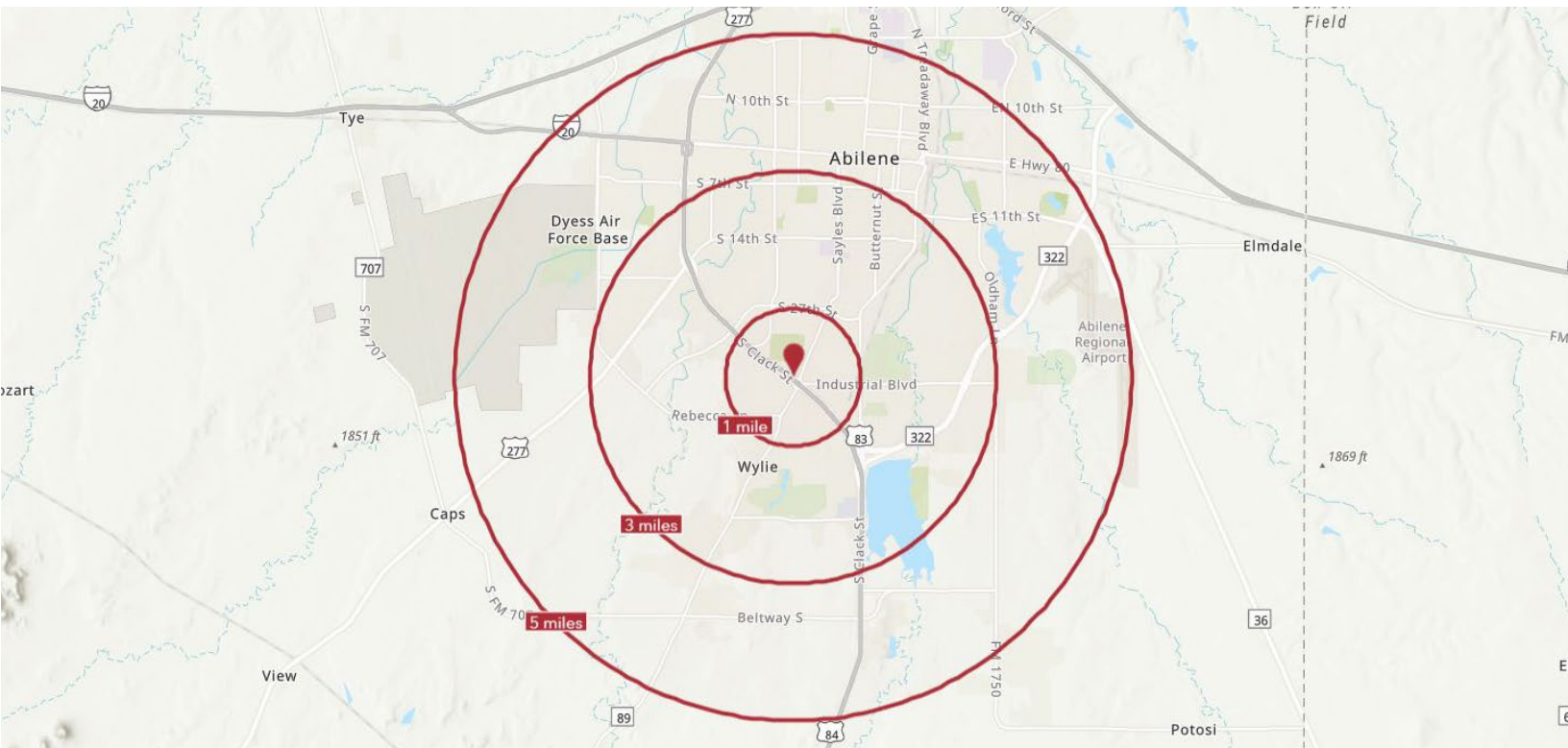
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AREA DEMOGRAPHICS



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,317	51,907	102,227
Male Population	47.7%	48.6%	48.8%
Female Population	52.3%	51.4%	51.2%
Median Age	36.1	36.1	34.4

HOUSEHOLD	1 MILE	3 MILES	5 MILES
Total Households	4,385	21,493	40,278
# of Persons per HH	2.09	2.34	2.47
Average HH Income	\$68,422	\$75,508	\$70,284
Median HH Income	\$55,266	\$54,528	\$50,669

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