

AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

- **2,000 SF available for lease**
- Situated in a high-traffic retail corridor, directly across from Lowe's and Kroger
- Outstanding visibility along North Bridge Street
- Two points of ingress/egress, including one at a signalized intersection shared with Kroger and Lowes
- Strong surrounding retail mix, featuring Dick's Sporting Goods, ULTA, Petco, Five Below, Walmart, Sam's Club, Menards, Hobby Lobby, TJMaxx and Rural King.
- Well-served by national and regional restaurants, including Panera Bread, Texas Roadhouse, Olive Garden, Roosters, Applebee's, Raising Cane's, Buffalo Wild Wings, Longhorn Steakhouse and Chipotle.
- Convenient access from US-35, enhancing overall accessibility and location appeal

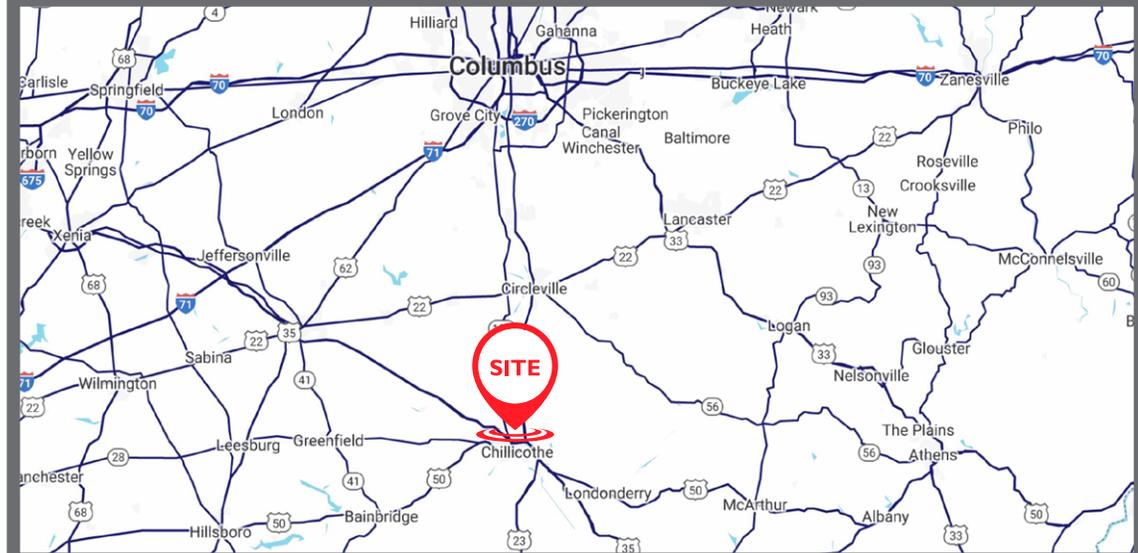


TRAFFIC COUNTS

- 30,899 (25) VPD: N Bridge Street
- 25,483 (24) VPD: US - 35

2025 EST. DEMOGRAPHICS

	5 MILES	10 MILES	15 MILES
POPULATION	37,339	57,476	78,301
HOUSEHOLDS	14,650	22,410	30,570
AVG HH INCOME	\$81,116	\$85,239	\$86,198
EMPLOYEES	21,325	23,262	26,367



CONTACT

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SITE PLAN

