

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$16.00 SF/yr (NNN)
Building Size:	14,110 SF
Available SF:	1,350-5,400 SF
Lot Size:	1.03 Acres
Year Built:	1986
Zoning:	Commercial

### PROPERTY OVERVIEW

Located along Northwest Expressway and Rockwell, this shopping center features high visibility and a unique exterior. High traffic counts along NW Expressway make this site a great location for retail, office, and service related tenants.

### PROPERTY HIGHLIGHTS

- Major Retail Corridor
- Pylon Signage Available
- Great Accessibility
- Service Oriented Co-Tenants
- High Visibility

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## ADDITIONAL PHOTOS



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## SITE PLANS



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## LOCATION MAP



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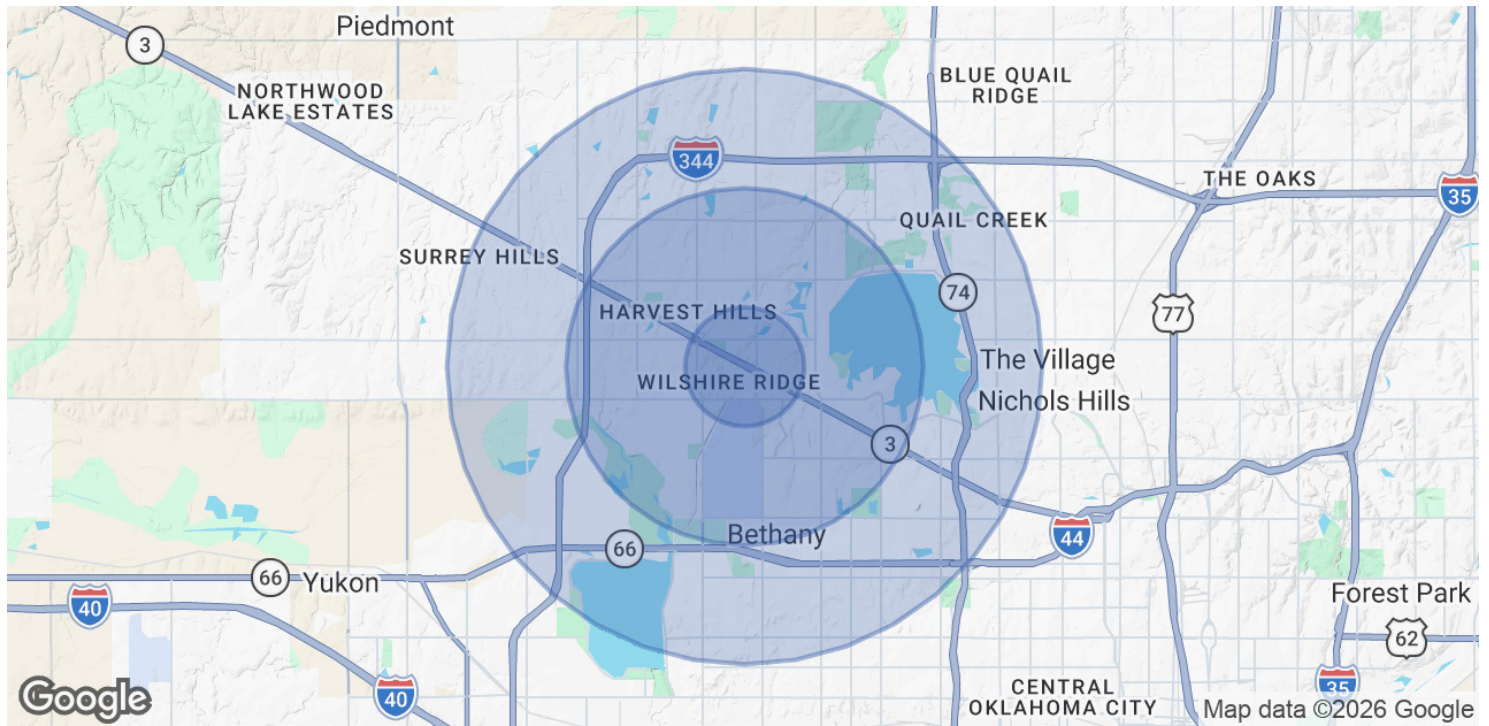
## RETAILER MAP



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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	9,313	71,734	164,098
Average Age	36.9	39.1	37.9
Average Age (Male)	30.6	37.2	36.5
Average Age (Female)	40.0	40.3	38.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,777	31,780	73,505
# of Persons per HH	1.9	2.3	2.2
Average HH Income	\$53,858	\$72,168	\$75,286
Average House Value	\$129,291	\$157,965	\$177,608

2020 American Community Survey (ACS)

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