

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$28.00 - 32.00 SF/yr (NNN)
NNN Rate:	\$6.00 SF/yr
Building Size:	8,500 SF
Available SF:	1,193 - 3,393 SF
Lot Size:	97,138 SF
Number of Units:	10
Year Built:	2025

### PROPERTY OVERVIEW

Located along the busy intersection of NW Expressway and Piedmont Rd, Colony Pointe has an estimated completion of Q4 2024. The development features high traffic counts, quality construction, ample parking, and a modern design. Having easy access on to NW Expressway, this center makes for an ideal location for a variety of retail uses. Colony Pointe will have multiple opportunities for drive thrus and pick up windows.

### PROPERTY HIGHLIGHTS

- Brand New Construction
- High Visibility
- 90 Parking Spaces
- Strong Traffic Counts along NW Expressway
- Modern Design
- Exterior Lighting
- Ample Parking
- Drive Thru and Pick Up Window Suites Available

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## ADDITIONAL PHOTOS

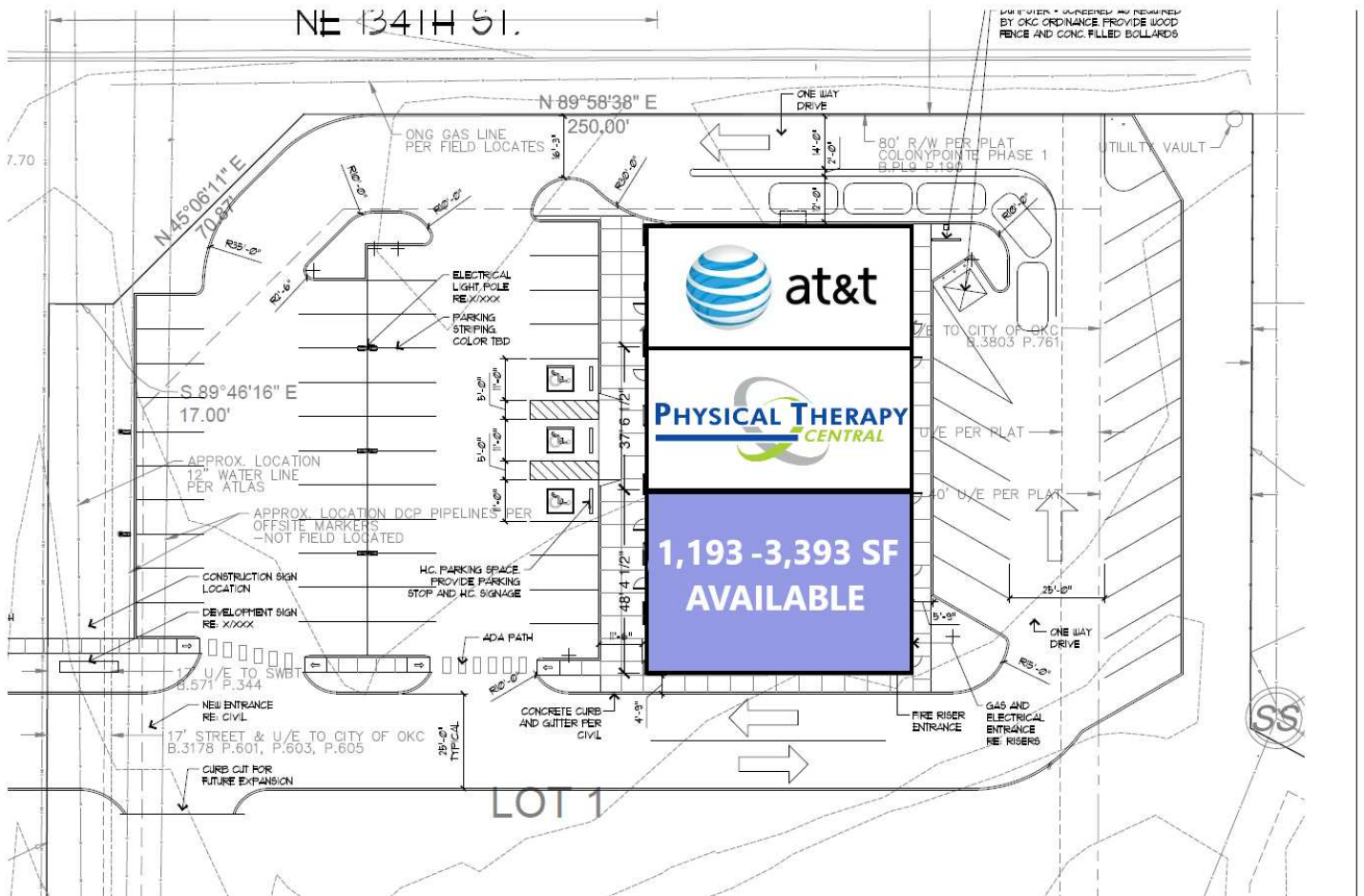


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## SITE PLANS

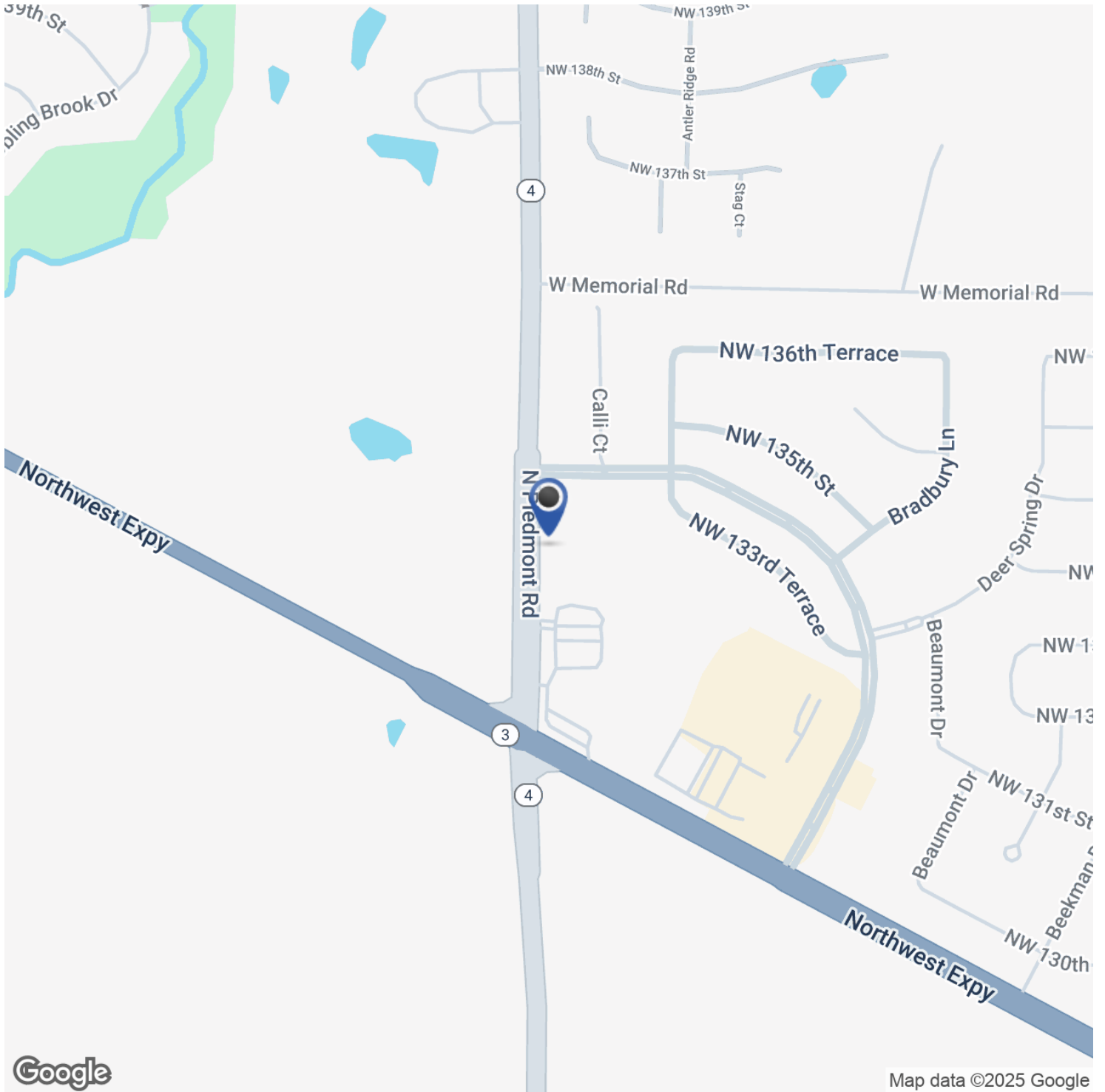


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## LOCATION MAP

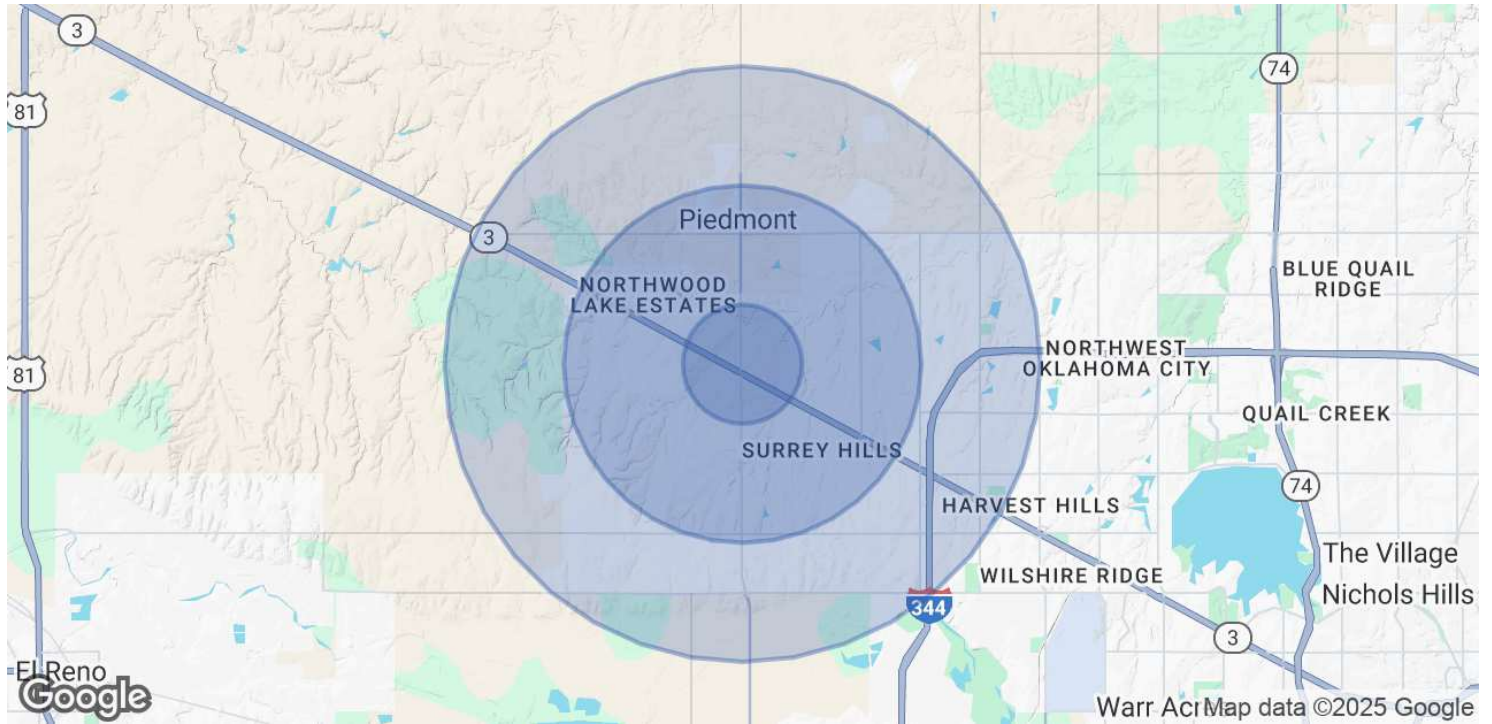


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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	873	9,695	27,067
Average Age	34.6	35.9	38.0
Average Age (Male)	35.0	35.1	37.7
Average Age (Female)	32.4	35.7	37.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	282	3,184	9,428
# of Persons per HH	3.1	3.0	2.9
Average HH Income	\$96,573	\$92,744	\$105,477
Average House Value	\$198,713	\$204,030	\$237,070

2020 American Community Survey (ACS)

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