



# RETAIL & OFFICE

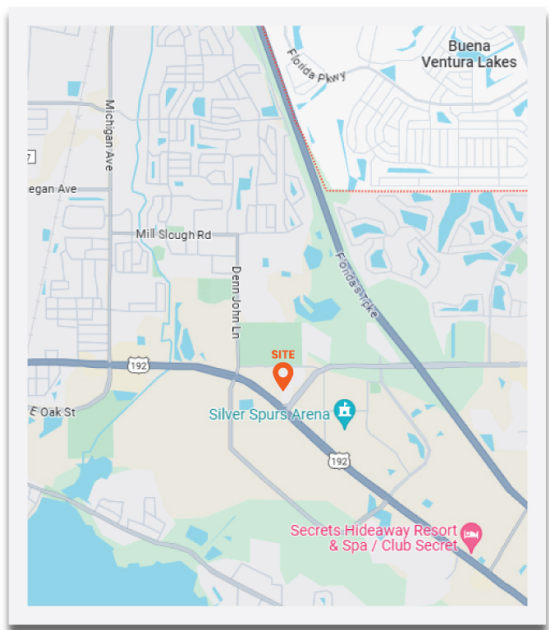
1010-3616 SQ FT 

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 **FOR LEASE**
 **CALL FOR RATES**

## PROPERTY SUMMARY

LEASE RATE:	CALL FOR RATES
GLA:	3616 SF
MIN SIZE AVAILABLE:	1,010 SF
MAX CONTIGUOUS:	3616 SF
US HIGHWAY 192 AADT:	47,000
FORTUNE RD AADT:	16,500

- OUTSTANDING RETAIL SPACE AVAILABLE IN A HIGHLY VISIBLE AND WELL TRAVELED LOCATION
- 5 MILE TRADE AREA OF 197,438 RESIDENTS
- 1000 MULTIFAMILY UNITS UNDER CONSTRUCTION IN IMMEDIATE VICINITY



DEMOGRAPHICS:	1 MI RADIUS	3 MI RADIUS	5 MI RADIUS	10 MI RADIUS
TOTAL POPULATION	2,119	88,221	197,438	103,563
HOUSEHOLDS	708	29,509	66,733	35,995
EMPLOYEES	1,901	30,674	53,202	35,163
BUSINESSES	226	4,775	7,782	5,363
MEDIAN AGE	34.7	34.9	35.1	34.7
AVG. HOUSEHOLD INCOME	\$59,339	\$56,587	\$57,708	\$52,660
MED. HOUSEHOLD INCOME	\$50,793	\$48,933	\$52,582	\$46,786



**SUNSHINE JOURNEY LLC**  
**JENN PEPO**  
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