

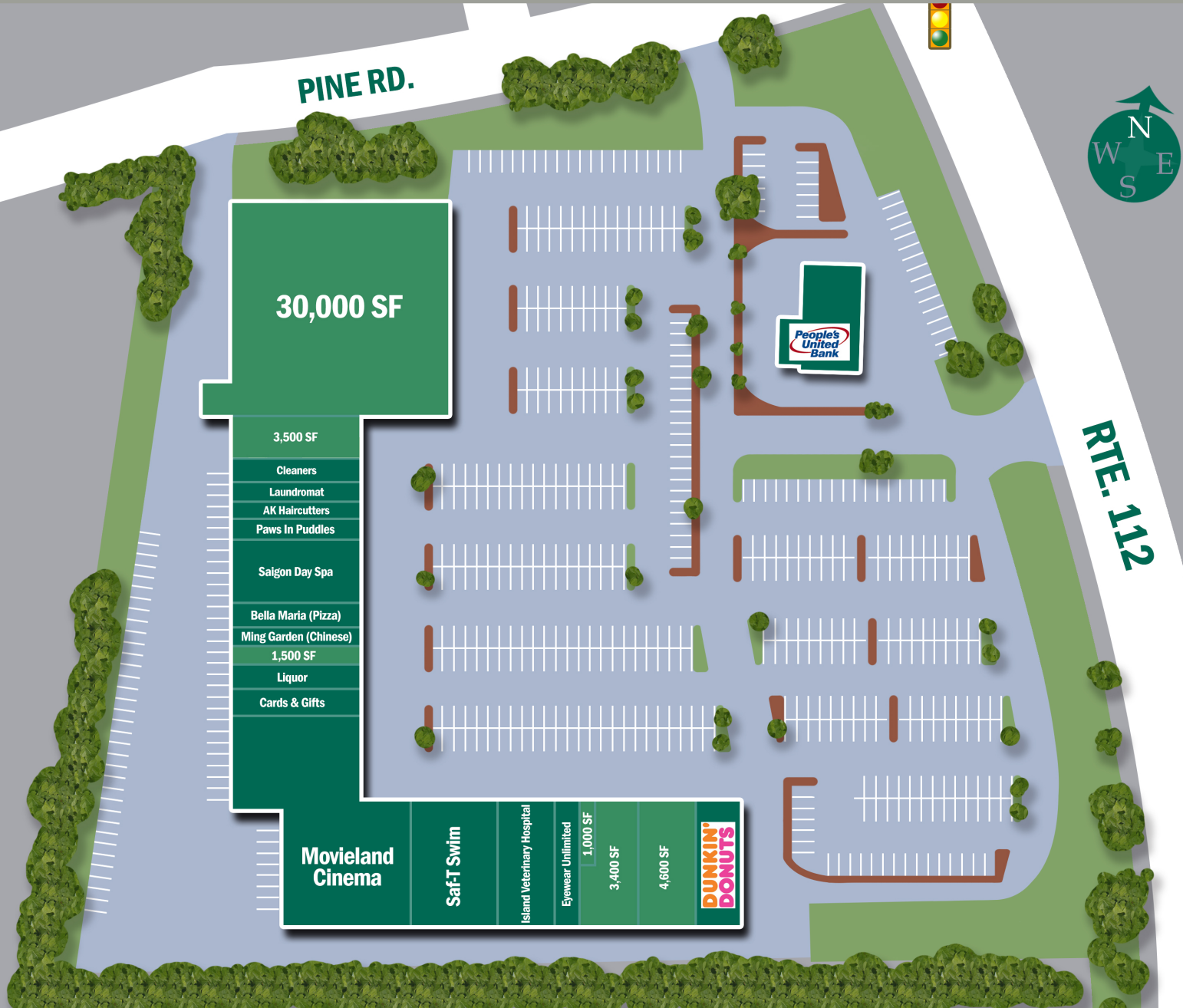
HIGHLIGHTS:

- 24,000 VPD
- Signalized corner location
- 1/2 mile from Pine Ridge Golf Club
- Five mile trade area supported by a population of 200,000

2019 Demographics	1-mile	3-mile	5-mile
Population	12,046	89,894	199,547
Average Household Income	\$126,539	\$121,919	\$129,398

Nearby Retailers:





AVAILABLE SPACE:

- **UNIT: 1840**
AVAILABLE: 30,000 SF
FRONTAGE: 170'
- **UNIT: 1844A**
AVAILABLE: 3,500 SF
FRONTAGE: 35'
- **UNIT: 1844K**
AVAILABLE: 1,500 SF
FRONTAGE: 15'
- **UNIT: 1844M**
AVAILABLE: 1,000 SF
FRONTAGE: 20'
- **UNIT: 1850N**
AVAILABLE: 3,400 SF
FRONTAGE: 25'
- **UNIT: 1844P**
AVAILABLE: 4,600 SF
FRONTAGE: 46'
- **GLA: 100,286 SF**
PARKING: 556 Spaces
RENT: Upon Request