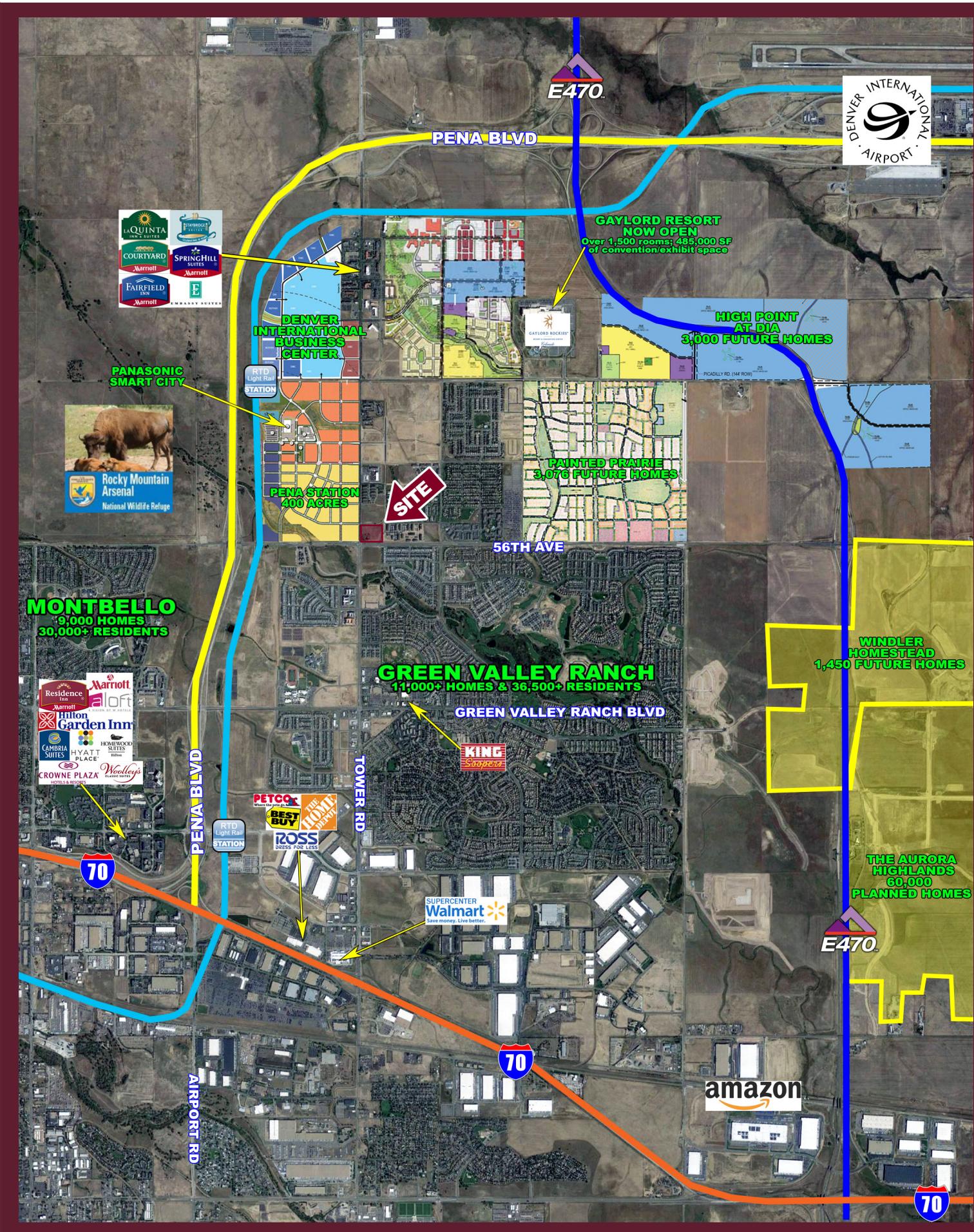


# NEC 56TH AVENUE & TOWER ROAD



# NEC 56TH AVENUE & TOWER ROAD

AVAILABLE – LAST PAD AND SHOP SPACE



## INFORMATION

- New Sprouts anchored shopping center opening late 2021!
- First retail project planned along 56th Avenue with convenient access to interchanges at both Peña Boulevard and E470
- 1,000 sf shop space available for lease
- Last pad site available for sale, GL, or BTS
- Outlook Gateway apartments now open! (326 one and two bedroom apartment homes)
- Huge residential and commercial growth in the trade area, including the 1,500 room Gaylord Hotel & Conference Center and Panasonic's 400-acre Enterprise Solutions Campus

## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE	
Est. Population	9,447	67,508	116,134	13,715 cars/day
Avg Household Inc	\$89,897	\$87,265	\$80,315	29,465 cars/day <sup>1</sup>
Employees	1,848	16,663	53,754	18,000 cars/day <sup>2</sup>

Demographics Source: ESRI 2021

## TRAFFIC COUNTS

On 56th Ave east of Tower Rd	13,715 cars/day
On 56th Ave west of Pena Blvd	29,465 cars/day <sup>1</sup>
On Tower Rd north of 56th Ave	18,000 cars/day <sup>2</sup>
On Tower Rd south of 56th Ave	17,000 cars/day <sup>2</sup>
Pena Blvd south of 56th Ave	115,272 cars/day <sup>3</sup>

Source: DRCOG 2013, <sup>1</sup>2017, <sup>2</sup>2019, <sup>3</sup>2018,

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## LEGEND

PAD	TENANT	ACRES
D	AVAILABLE	0.65
C	THE LEARNING EXPERIENCE	1.13
E	PACIFIC DENTAL	0.90
F	ENT CREDIT UNION	1.05
G	CHICKEN QSR	1.30
H	DAZBOG COFFEE	0.44
	SHOPS B	
SUITE	TENANT	SQ. FEET
110	AVAILABLE	1,000
100	SOLOMON LIQUOR	3,000
120	PRAIRIE PEDIATRICS	1,800
130	CORNER BAKERY	2,324

**Tenants coming soon!**  
**Openings starting in late 2021**



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