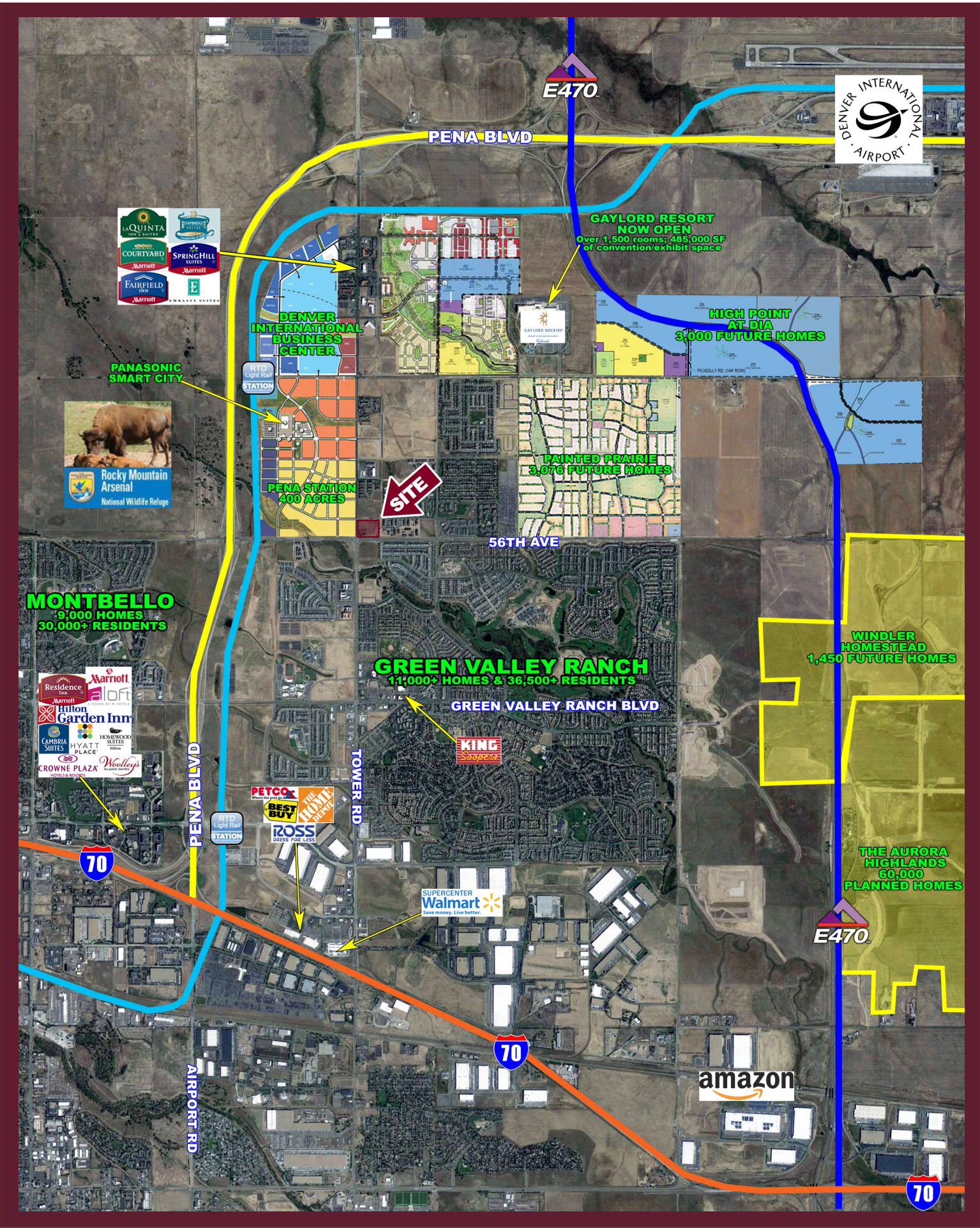
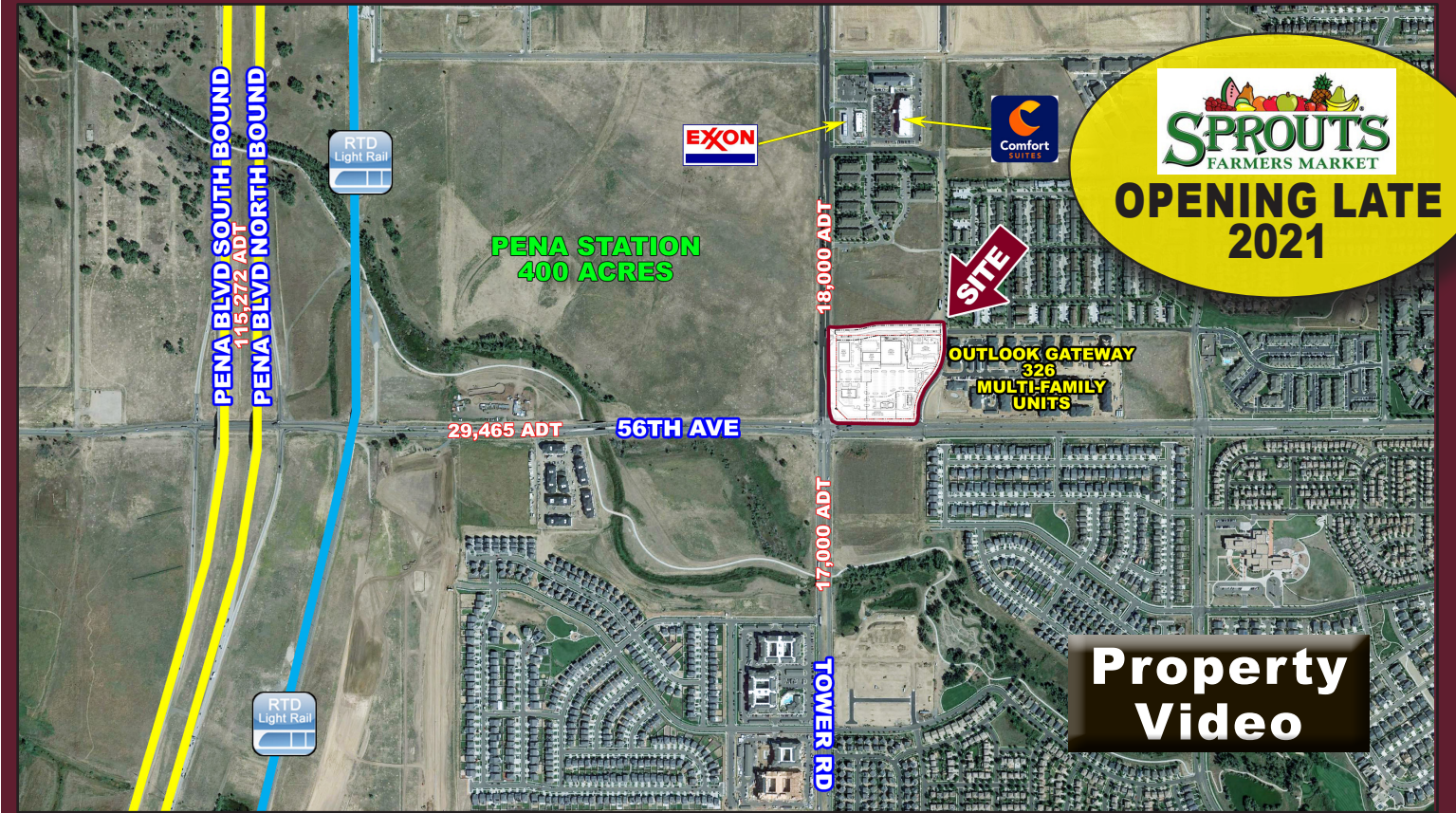


NEC 56TH AVENUE & TOWER ROAD



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
Avg Household Inc	\$89,897	\$87,265	\$80,315
Employees	1,848	16,663	53,754

Demographics Source: ESRI 2021

TRAFFIC COUNTS

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

Source: DRCOG 2013, ¹2017, ²2019, ³2018,

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A MEMBER OF
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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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