

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:	1,367 - 3,391 SF
Lot Size:	97,138 SF
Year Built:	2025

PROPERTY OVERVIEW

Located along the busy intersection of NW Expressway and Piedmont Rd, Colony Pointe has an estimated completion of Q1 2025. 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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LOCATION MAP

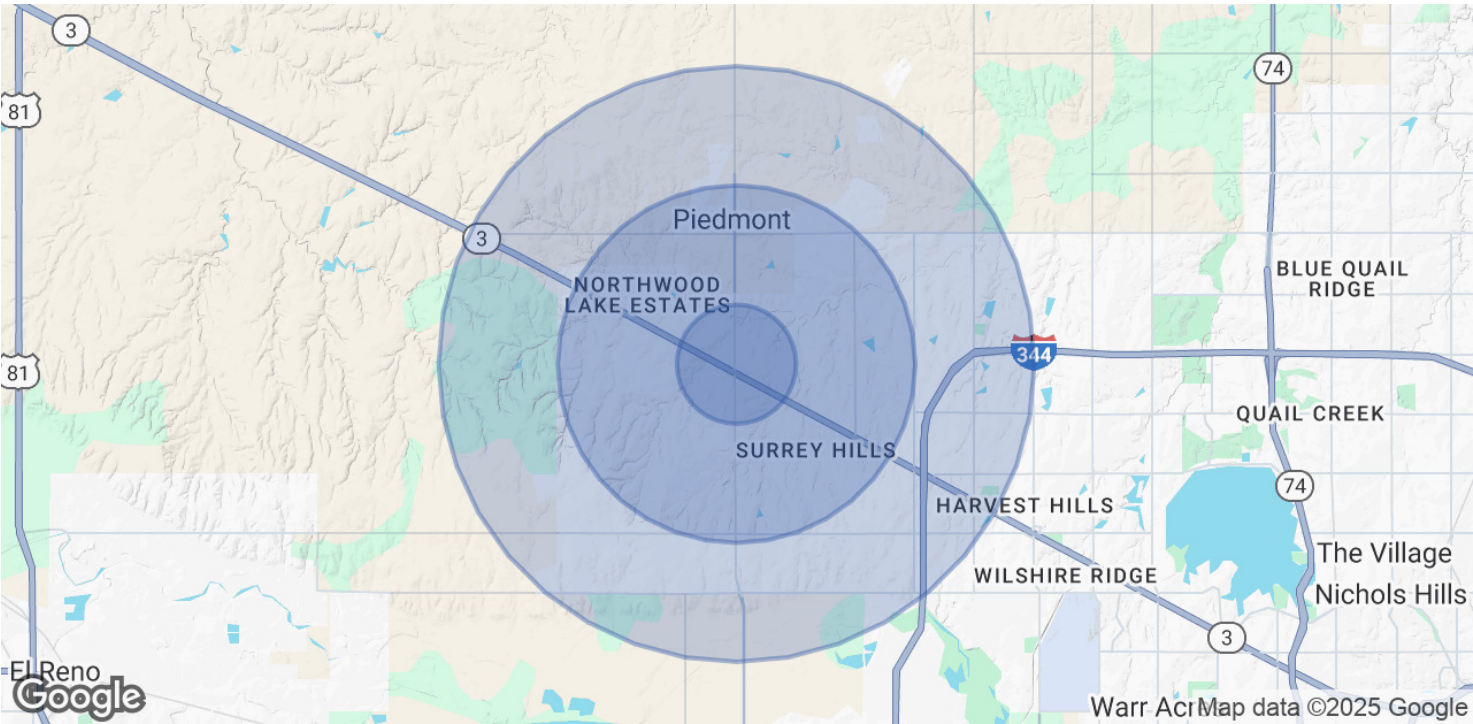


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,805	16,932	43,804
Average Age	32	36	37
Average Age (Male)	32	35	37
Average Age (Female)	32	36	38

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	924	5,847	15,542
# of Persons per HH	3	2.9	2.8
Average HH Income	\$94,767	\$109,326	\$115,483
Average House Value	\$253,415	\$300,441	\$334,488

Demographics data derived from AlphaMap