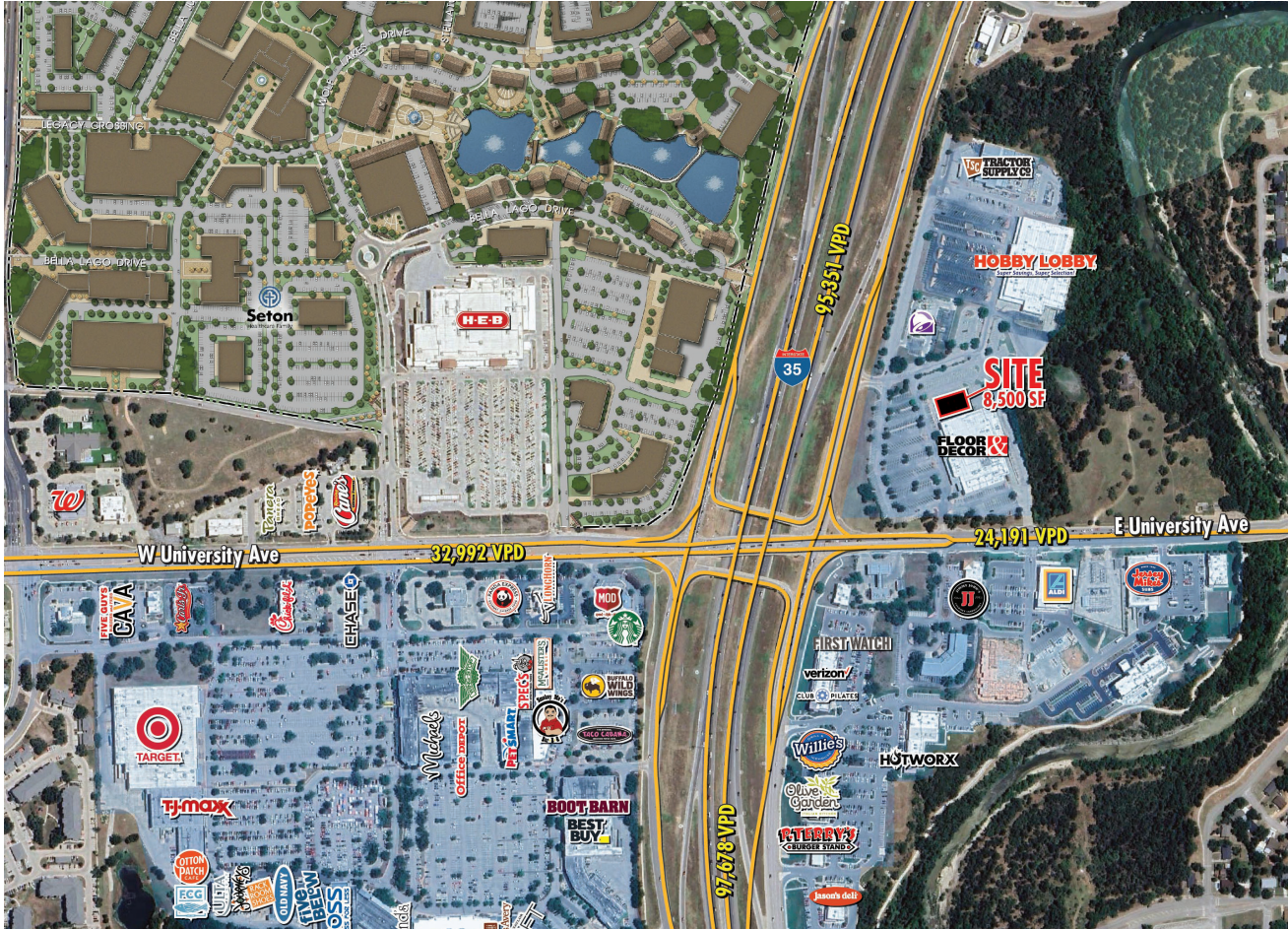


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AVAILABLE: 8,500 SF
PADS FOR GROUND LEASE

ANCHORED BY: **FLOOR & DECOR**

AREA RETAILERS:

FLOOR & DECOR



TSC TRACTOR SUPPLY CO



HOBBY LOBBY



DEMOGRAPHICS:

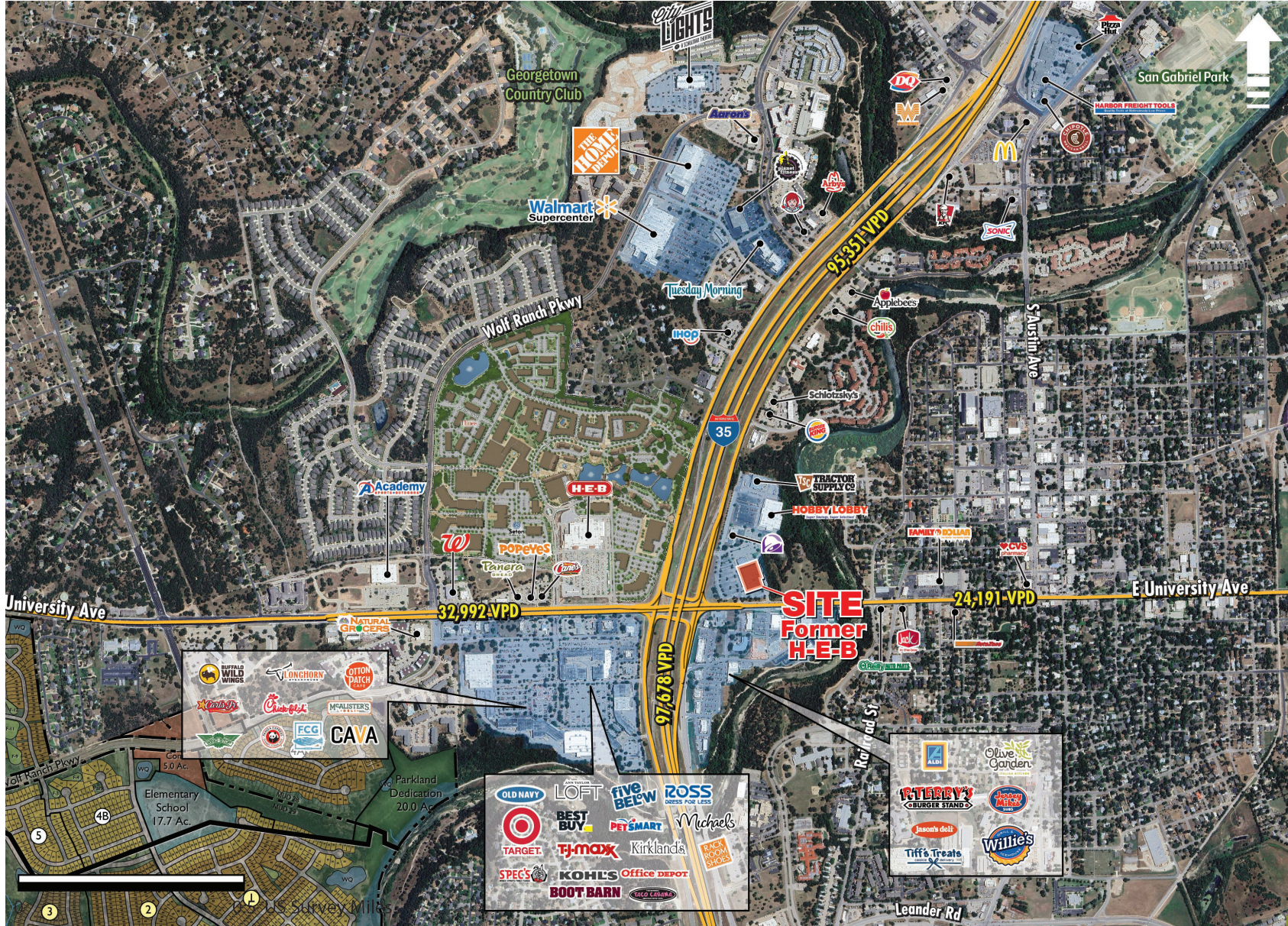
	1 MILE	3 MILE	5 MILE
2023 Population	6,889	43,348	91,830
2023 Daytime Population	12,135	46,394	85,245
2023 Median HH Income	\$525,952	\$415,769	\$414,481
2023 Average HH Income	\$545,214	\$482,100	\$465,470

TRAFFIC COUNTS:

IH 35: 97,678 VPD
E University Ave: 24,191 VPD

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LEGEND

EXISTING FEATURES

▽▽▽▽ NO BUILD AREA

▬ PREMISES

