

Former Needler's Grocery

LEASE SUMMARY

GLA:	55,575 Square Feet
Divisible:	Yes
Lease Rate:	Negotiable
Lease Type:	NNN
Zoning:	Commercial C-4
Site Area:	5.35 Acres



2020 Demographics	1-Mile	3-Mile	5-Mile
Est. Population	8,641	50,725	129,993
Est. Average HH Income	\$126,943	\$142,186	\$124,668
Est. Households	3,310	18,083	49,149
Daytime Population	1,334	9,318	81,770



Property Overview

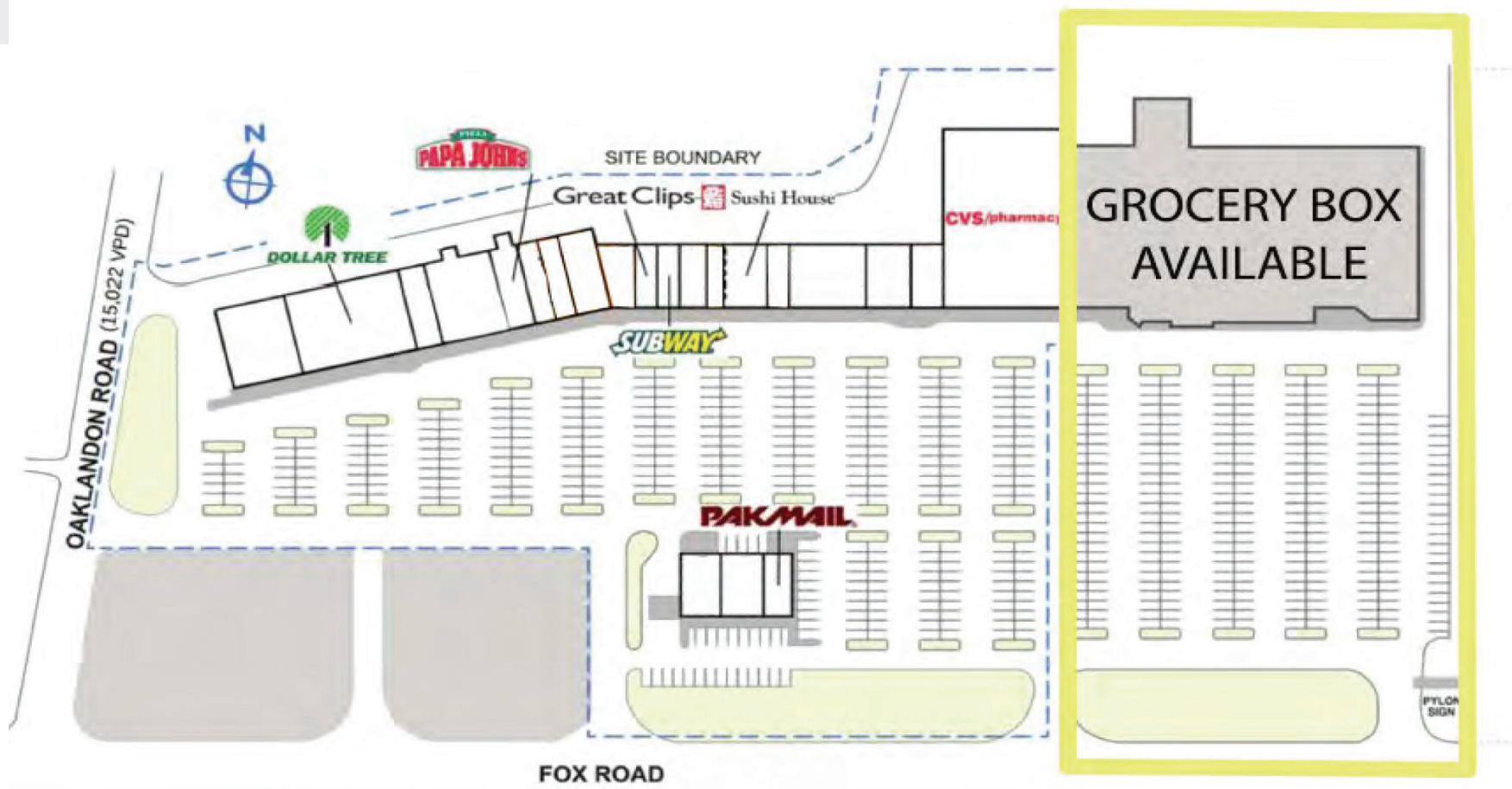
- 55,575 Square Foot Box
- Space is Divisible
- Two Entryways in Front
- Two Loading Docks in Rear
- Ample Parking Available (285 Spaces)
- High Income Demographics (\$142,000 + 3 Miles)
- Directly Adjacent to Geist Reservoir
- Underserved Retail Market - Minimal Competition

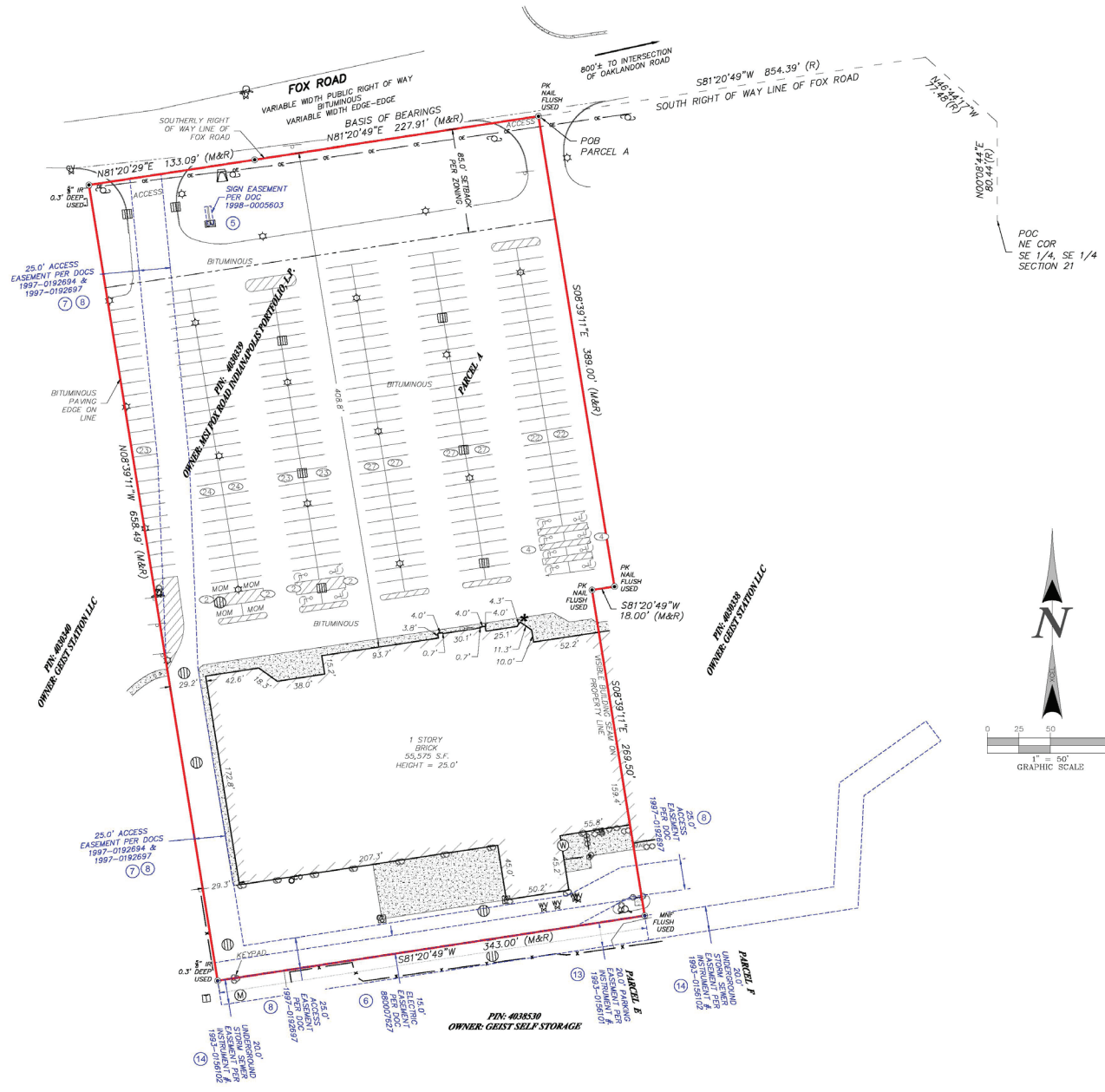
Traffic Counts

- Fox Road: 20,911
- Oaklandon Road: 8,526









	1 mi radius	3 mi radius	5 mi radius	
POPULATION	2020 Estimated Population	8,641	50,725	129,993
	2025 Projected Population	8,838	53,033	137,515
	2010 Census Population	8,568	48,514	116,061
	2000 Census Population	8,556	39,346	85,705
	Projected Annual Growth 2020 to 2025	0.5%	0.9%	1.2%
	Historical Annual Growth 2000 to 2020	-	1.4%	2.6%
	2020 Median Age	38.0	37.4	36.1
HOUSEHOLDS	2020 Estimated Households	3,310	18,083	49,149
	2025 Projected Households	3,336	18,588	51,183
	2010 Census Households	3,312	17,290	43,651
	2000 Census Households	2,896	13,427	32,256
	Projected Annual Growth 2020 to 2025	0.2%	0.6%	0.8%
	Historical Annual Growth 2000 to 2020	0.7%	1.7%	2.6%
	RACE AND ETHNICITY	2020 Estimated White	75.6%	75.2%
2020 Estimated Black or African American		15.4%	16.0%	18.4%
2020 Estimated Asian or Pacific Islander		4.3%	4.0%	4.9%
2020 Estimated American Indian or Native Alaskan		0.3%	0.2%	0.3%
2020 Estimated Other Races		4.4%	4.6%	5.8%
2020 Estimated Hispanic		4.2%	5.0%	6.9%
INCOME		2020 Estimated Average Household Income	\$126,943	\$142,186
	2020 Estimated Median Household Income	\$99,658	\$115,805	\$98,639
	2020 Estimated Per Capita Income	\$48,626	\$50,725	\$47,166
EDUCATION (AGE 25+)	2020 Estimated Elementary (Grade Level 0 to 8)	1.2%	1.2%	2.0%
	2020 Estimated Some High School (Grade Level 9 to 11)	2.6%	2.4%	3.3%
	2020 Estimated High School Graduate	16.0%	16.5%	17.7%
	2020 Estimated Some College	19.7%	16.0%	17.1%
	2020 Estimated Associates Degree Only	7.5%	7.7%	7.5%
	2020 Estimated Bachelors Degree Only	36.5%	36.5%	34.4%
	2020 Estimated Graduate Degree	16.6%	19.8%	18.0%
BUSINESS	2020 Estimated Total Businesses	318	1,818	6,243
	2020 Estimated Total Employees	1,342	9,535	67,393
	2020 Estimated Employee Population per Business	4.2	5.2	10.8
	2020 Estimated Residential Population per Business	27.2	27.9	20.8