



PROPERTY DESCRIPTION

10,395 SF End Cap Available in Dogwood Shopping Center. End Cap Unit includes ceiling heights of 17 ft with an open layout. Landlord will consider demising the space into two separate units. Centrally located between US Hwy 90, Berryhill Rd, Hamilton Bridge Rd and Glover Lane, with a traffic count of 28,500 AADT. Total Population within a 5-mile radius is 54,985 and Median Household Income at \$92,625.

PROPERTY HIGHLIGHTS

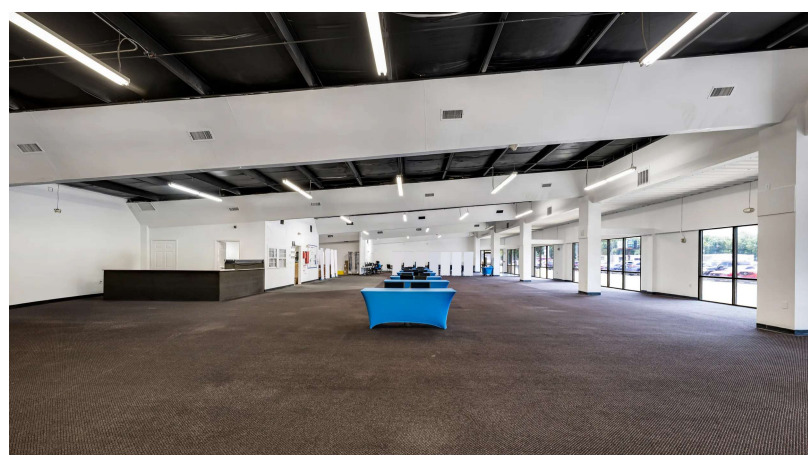
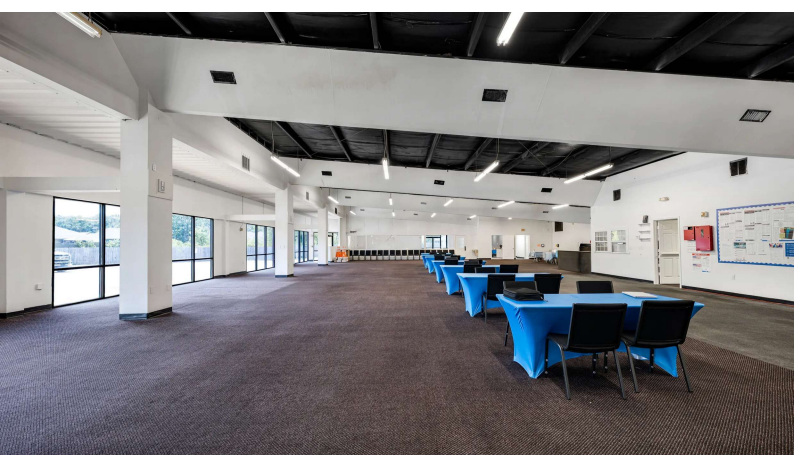
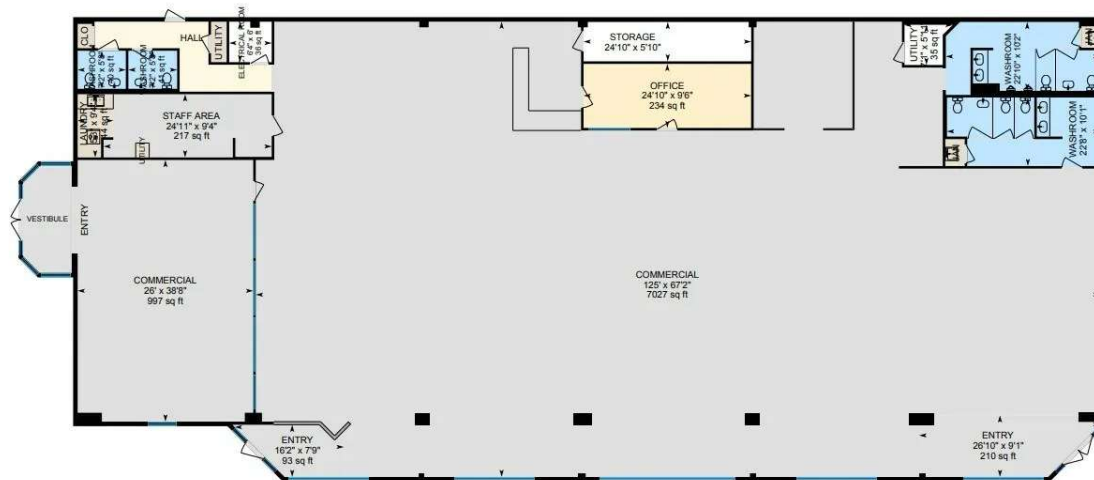
- End Cap Unit. Lighted Pylon Sign. 17 Ft Ceiling Height. AADT 28,500

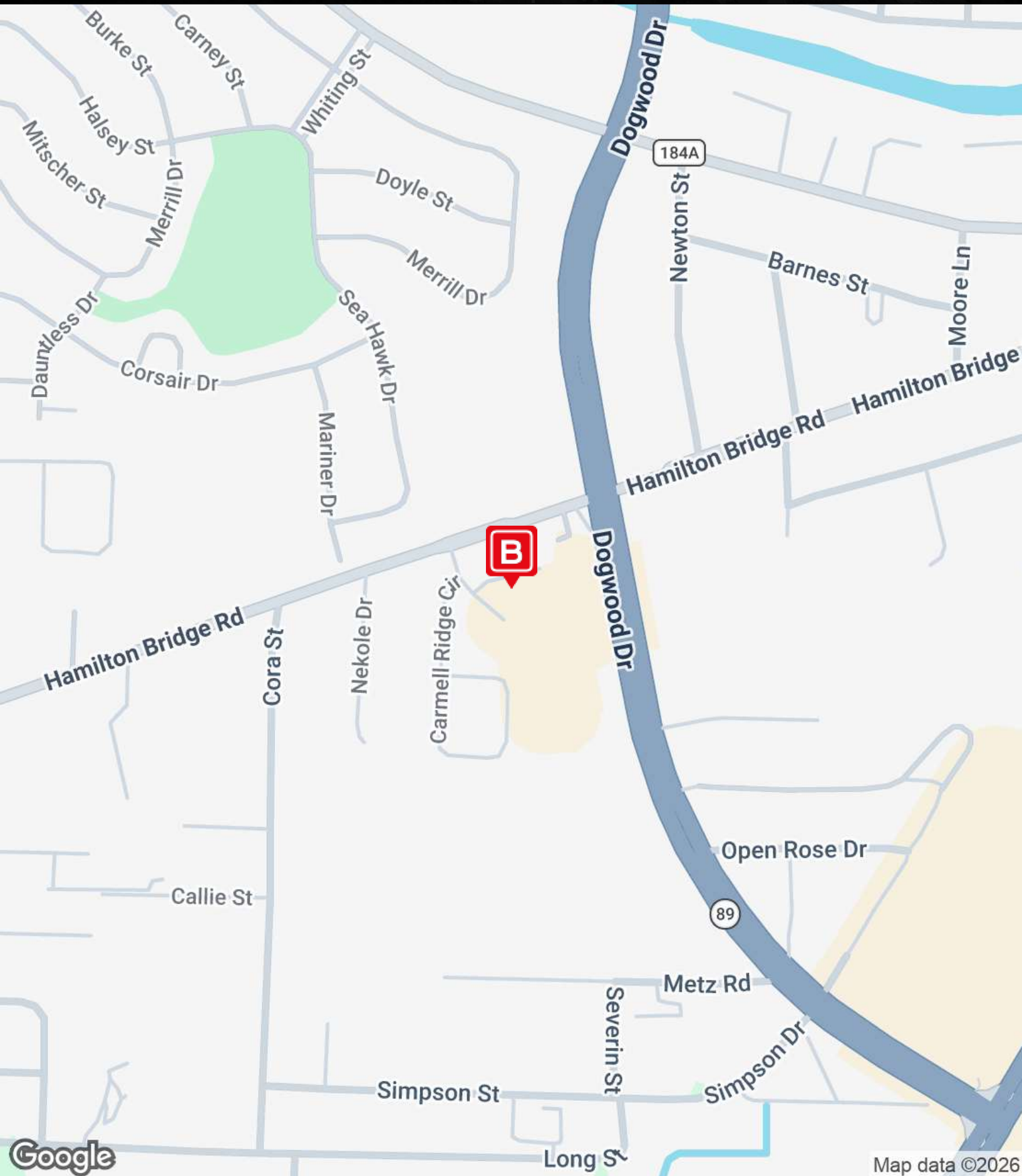
OFFERING SUMMARY

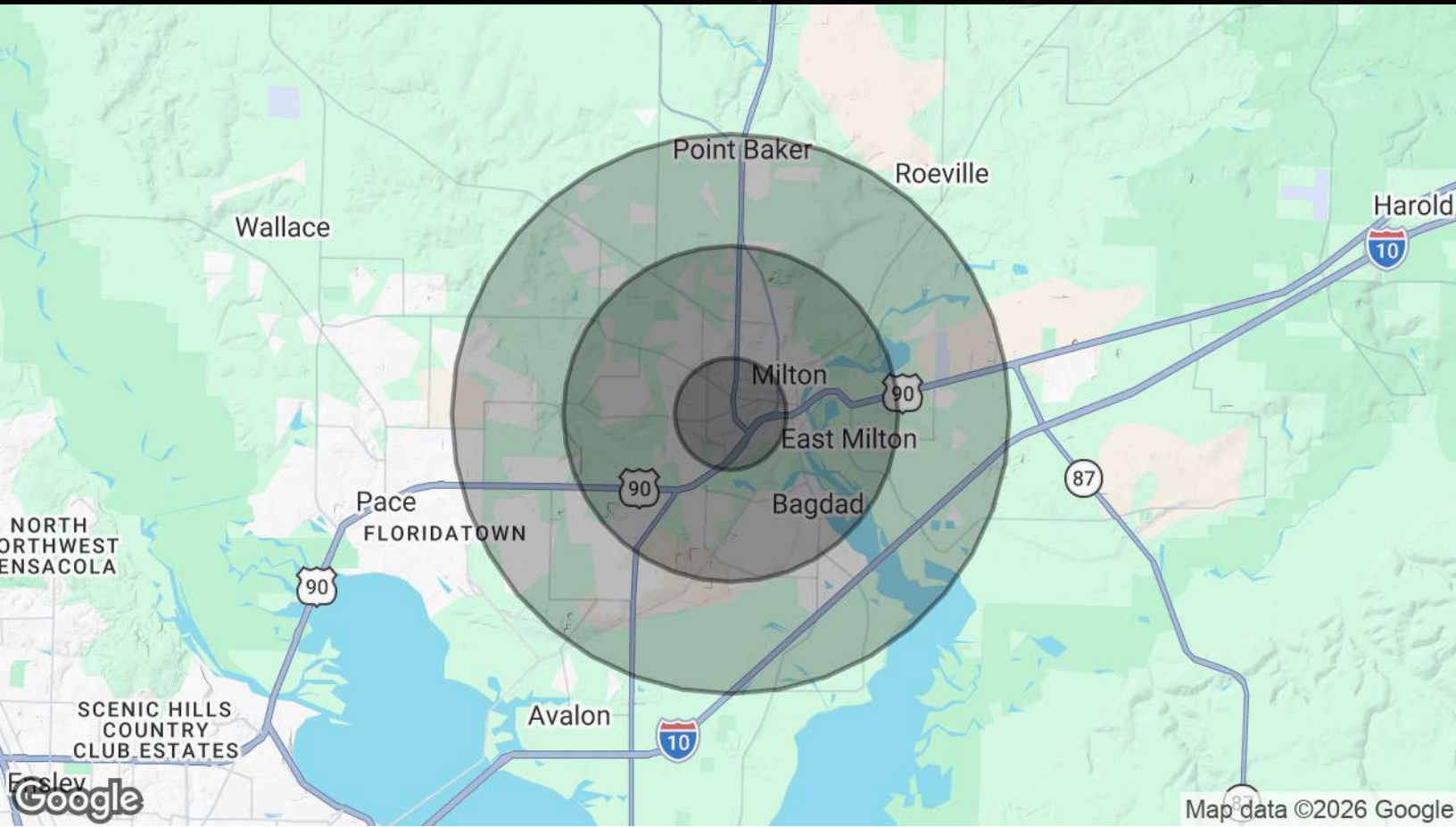
Lease Rate:	\$12 SF/yr (NNN)
NNN Rate:	\$2.81 SF/yr
Available SF:	10,395 SF
Lot Size:	3.09 Acres
Building Size:	20,962 SF
Zoning	C2
Property Type	Retail
Traffic Count	28,500

DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

Total Households	1,709	11,107	20,786
Total Population	4,382	27,634	54,985
Average HH Income	\$70,219	\$86,091	\$92,625







POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,382	27,634	54,985
Average Age	35.7	39.2	39.7
Average Age (Male)	34.4	37.4	38.3
Average Age (Female)	36.3	41.1	41.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,709	11,107	20,786
# of Persons per HH	2.6	2.5	2.6
Average HH Income	\$70,219	\$86,091	\$92,625
Average House Value	\$217,946	\$243,718	\$252,822

2023 American Community Survey (ACS)