

AVAILABLE FOR LEASE

PROPERTY HIGHLIGHTS

- **2,964 SF available for lease**
- One-half mile south of I-275
- Near City Center Springdale, the redevelopment of Tri-County Mall, a \$1.2 billion mixed-use project
- Major retailers in the market include Burlington, Hobby Lobby, Lowe's, Sam's Club, TJ Maxx, Target and Ross
- Join Mitchell's Salon and Day Spa, FedEx, Crown Staffing and One Main Financial
- Terrific visibility, signalized intersection
- Close to 150,000 people in a 5-mile radius earning \$113,000 AHI

TRAFFIC COUNTS

- 28,909 (24) VPD: Princeton Pike
- 136,806 (24) VPD: I-270
- 23,665 (24) VPD: E Kemper Rd

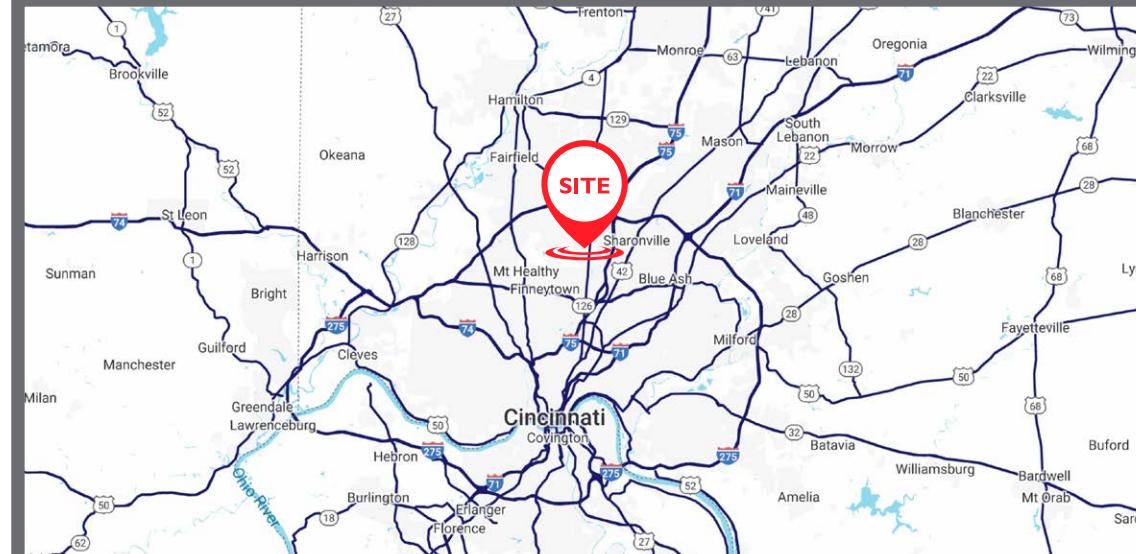
2025 EST. DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
POPULATION	5,030	47,076	146,570
HOUSEHOLDS	2,324	19,065	59,514
AVG HH INCOME	\$110,993	\$91,054	\$113,216
EMPLOYEES	11,231	62,879	135,835

CONTACT

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Tri-County Promenade

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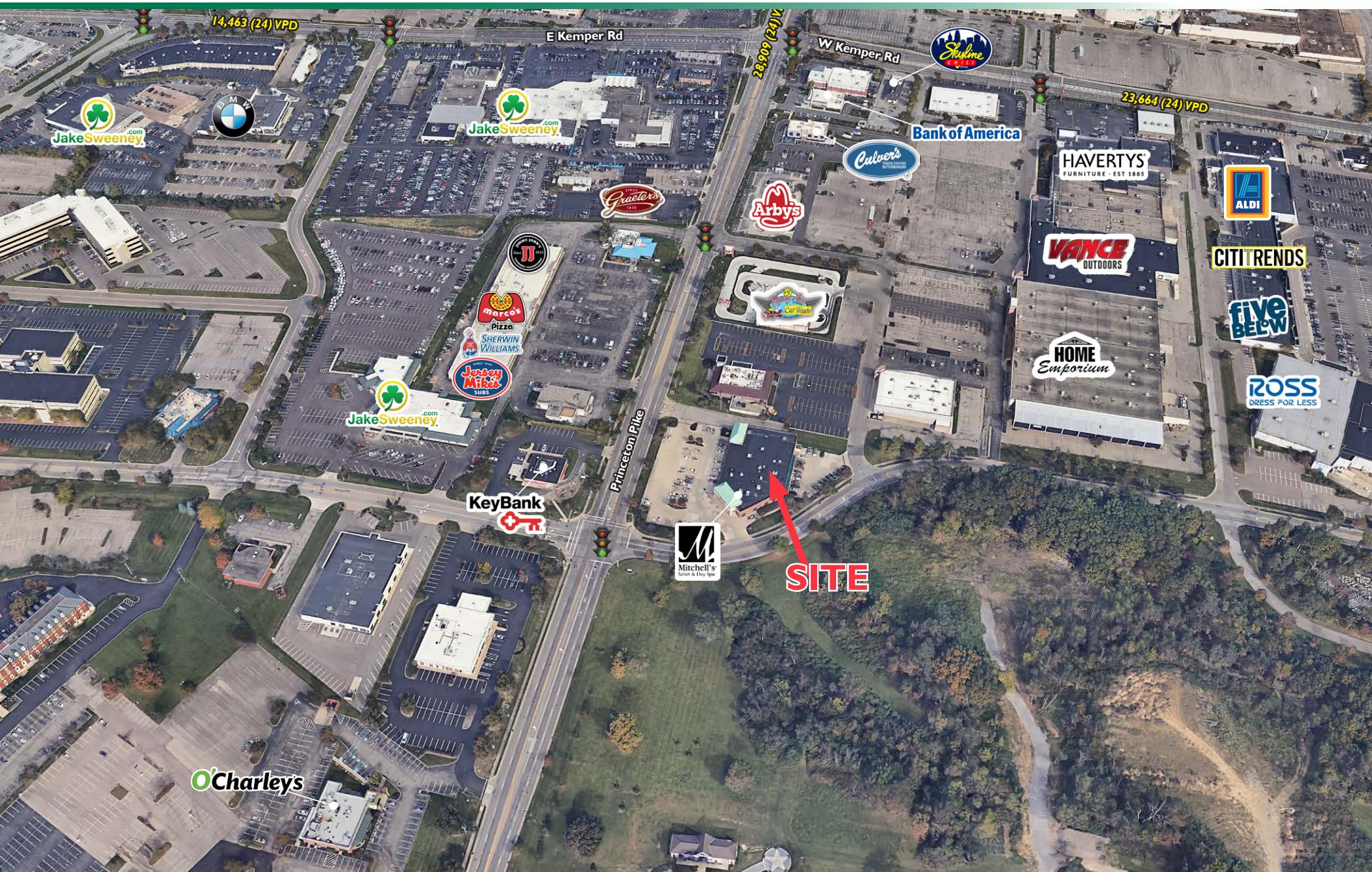
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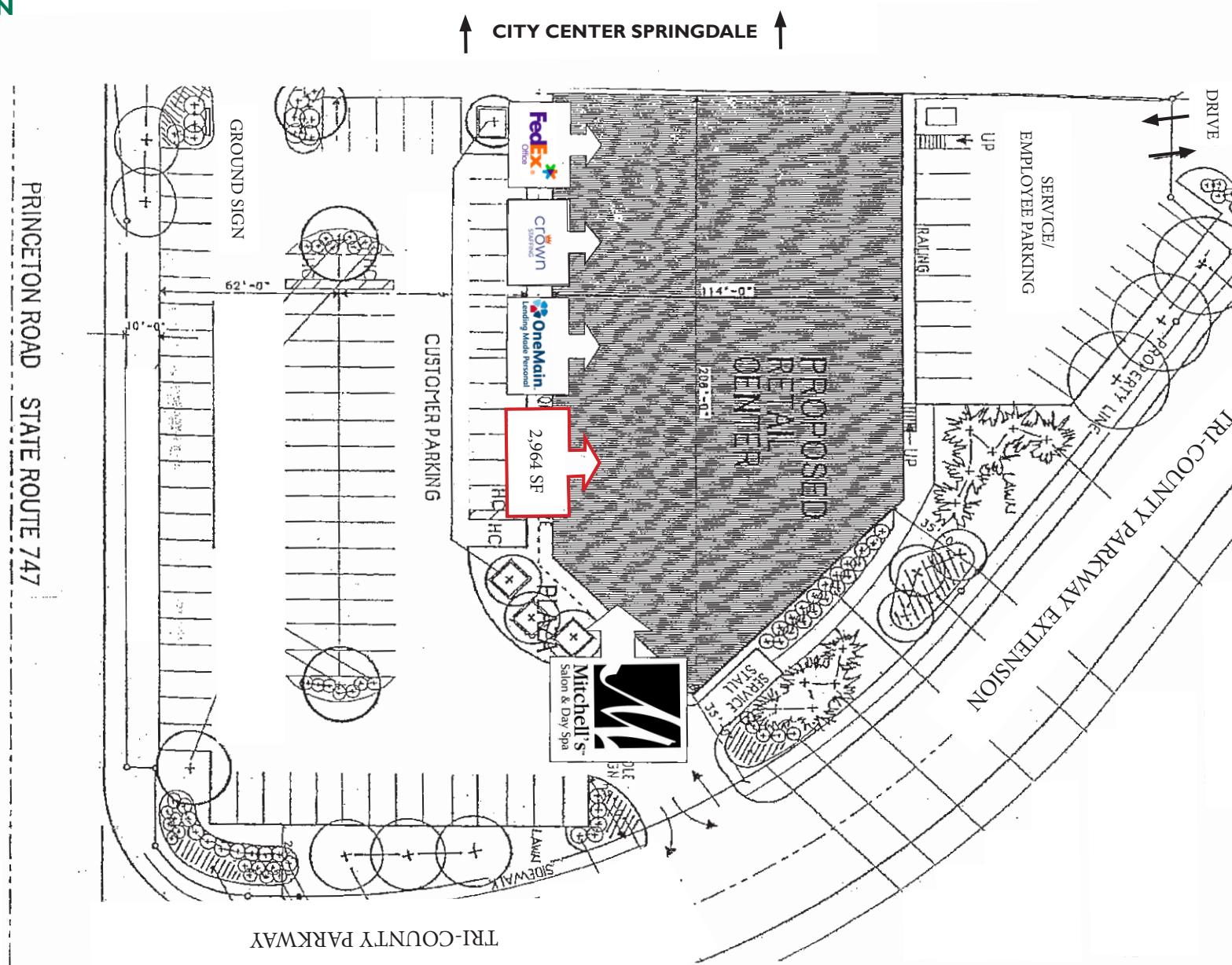
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SITE PLAN



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FLOOR PLAN

