



FOR LEASE | RETAIL SPACES AVAILABLE & FULL PAD BUILDING AVAILABLE

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ABOUT THE PROJECT

PROPERTY HIGHLIGHTS

- Anchored by high volume target
- Strong national co-tenancy
- Dense daytime population
- Regional position off of Hwy 237
- LED pylon signage
- Less than 2 miles from related's city Place development; featuring over 5.4M SF of office space, 1M SF of retail space, 1,280 apartments, 200 "extended-stay" apartments, & a 440-room hotel.

AVAILABLE SPACES

- ±1,230 SF End Cap
 - ±2,520 SF End Cap
 - ±1,317 SF
 - ±4,295 SF End Cap
- Can be combined for total of ±5,067 SF**

DEMOGRAPHICS

	1-mile	3-mile	5-mile
Population	16,067	44,524	83,529
Daytime Pop.	28,584	61,174	155,907
Median HHI	\$81,700	\$111,230	\$103,642

TRAFFIC COUNTS

North 1st Street: 18,000 ADT
Holger Way: 6,943 ADT
Highway 237: 122,000 ADT



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SITE PLAN



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