

For More Information

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1,400 SF -2,380 SF



Property Details

② Demographics

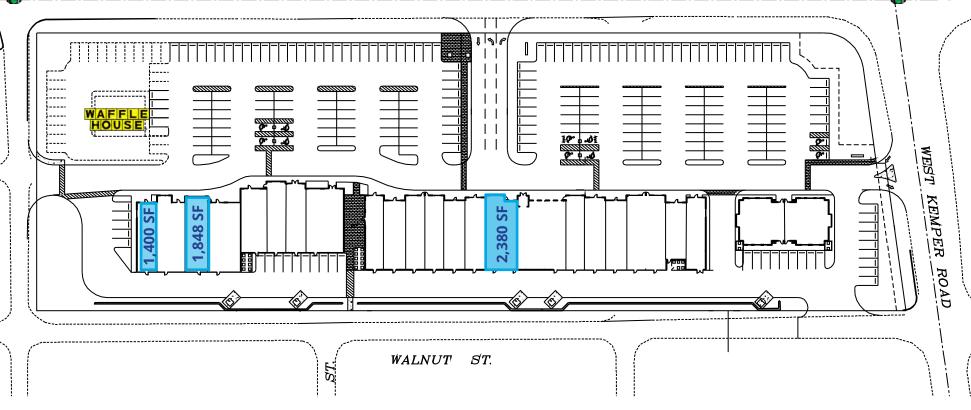
- Just a ½ mile south of I-275 and a mile west of the Tri-County market
- 2,380 SF former restaurant
- Easy access with 3 points of ingress/egress along with 2 traffic lights
- Great frontage along Springfield Pike (Rt 4)
- Strong traffic counts: 21,458 ADT along Springfield Pike (14,277 ADT – W Kemper Rd)
- Over 50,000 people within a 3-mile radius
- Quality mix of tenant including: medical, food, service providers and more

	1 Miles	5 Miles	5 Miles
Population	8,740	50,154	155,859
Households	4,042	21,576	65,607
Avg. Household Income	\$60,602	\$72,855	\$81063



Site Plan





Availabilities

ST

PEACH

	Suite #	SF
Available	11530	1,400
Available*	11566	2,380
Available**	11534	1,848

*restaurant build out **Available 9/1/25.

Tenants

Nina's Florist
The Kable Group
Republic Fiance
Tortilleria Mexicana
AltSmoke

Luxurious Stylez
Pizzaria Da Tonino
Springdale Coin Laundry
Miracle Ear
Proscan Women's Imaging

Kumon Learning
Center for Foot & Ankle Care
Purity Nails & Spa
OurHealth
ProScan Imaging

African Family Market
Subway
Rosita's Ice Cream
Springdale Jewelry & Coin
Metro by T-Mobile



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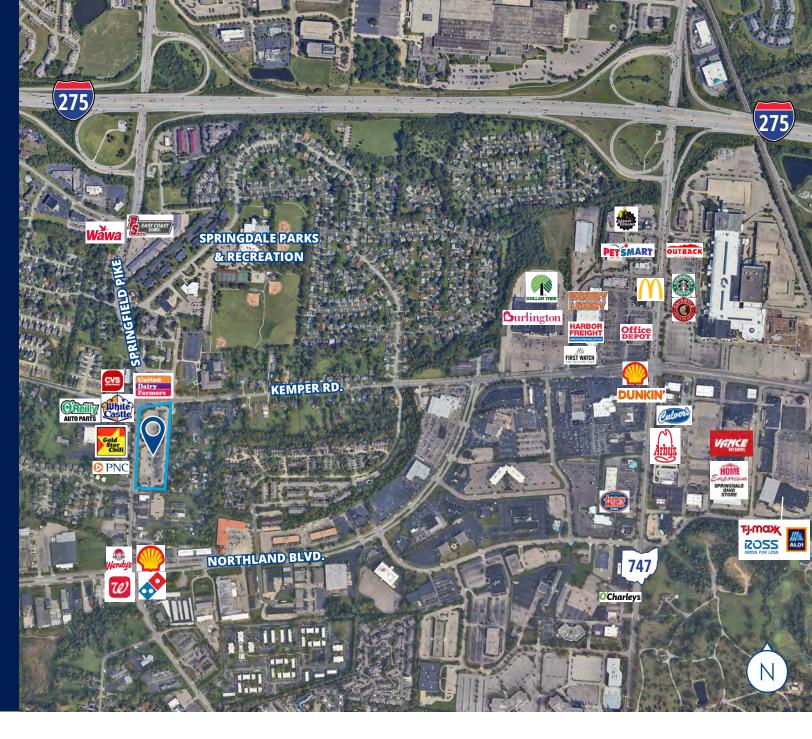
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