

## FOR LEASE

### PROPERTY SUMMARY

Former Shoe Station adjacent to The Shoppes at Bel Air mall available for lease. This stand alone building is 16,762 square feet with great visibility from Bel Air Boulevard. Great location for retail, medical, or office with lots of parking and easy access to Airport Boulevard.

### AVAILABLE

- 16,762 ± SF

### PRICE

- \$15.000 PSF NNN

### AREA BUSINESSES

- Target
- Belk
- JCPenney
- Dillard's
- Dollar Tree
- Lowe's
- Walmart Supercenter

### TRAFFIC COUNT (ADT 2021)

- On Bel Air Boulevard, north of site: 14,000
- On Airport Boulevard, west of site: 53,839

### 2022 DEMOGRAPHICS

	3 MI	5 MI	10 MI
Population	73,031	157,786	289,718
Avg. HH Income	\$70,092	\$66,005	\$67,050



