

SUMMARY

RETAIL COMPETITION

SITE PLAN

PHOTOS

DEMOGRAPHICS

FOR LEASE

PROPERTY OVERVIEW

Located in the Walmart Supercenter shadow center in the highly trafficked highway 190 corridor, this site would be great for any restaurant, office, or retail opportunity. The center boasts high traffic counts, and is near full occupancy with many national tenants and notable strong credit businesses.

AVAILABLE

- Suite C: 1,800 SF
- Suite H: 1,250 SF

LEASE RATE

- \$16 PSF, NNN

TENANTS

- Dollar Tree
- Hibbett
- Freeway Insurance
- Verizon
- 1st Franklin Financial

NEARBY RETAIL

- Walmart Supercenter, Tractor Supply Co, Bealls, Roses, Super 1 Foods, and NAPA

TRAFFIC COUNT (ADT 2024)

- On Highway 190: 14,927



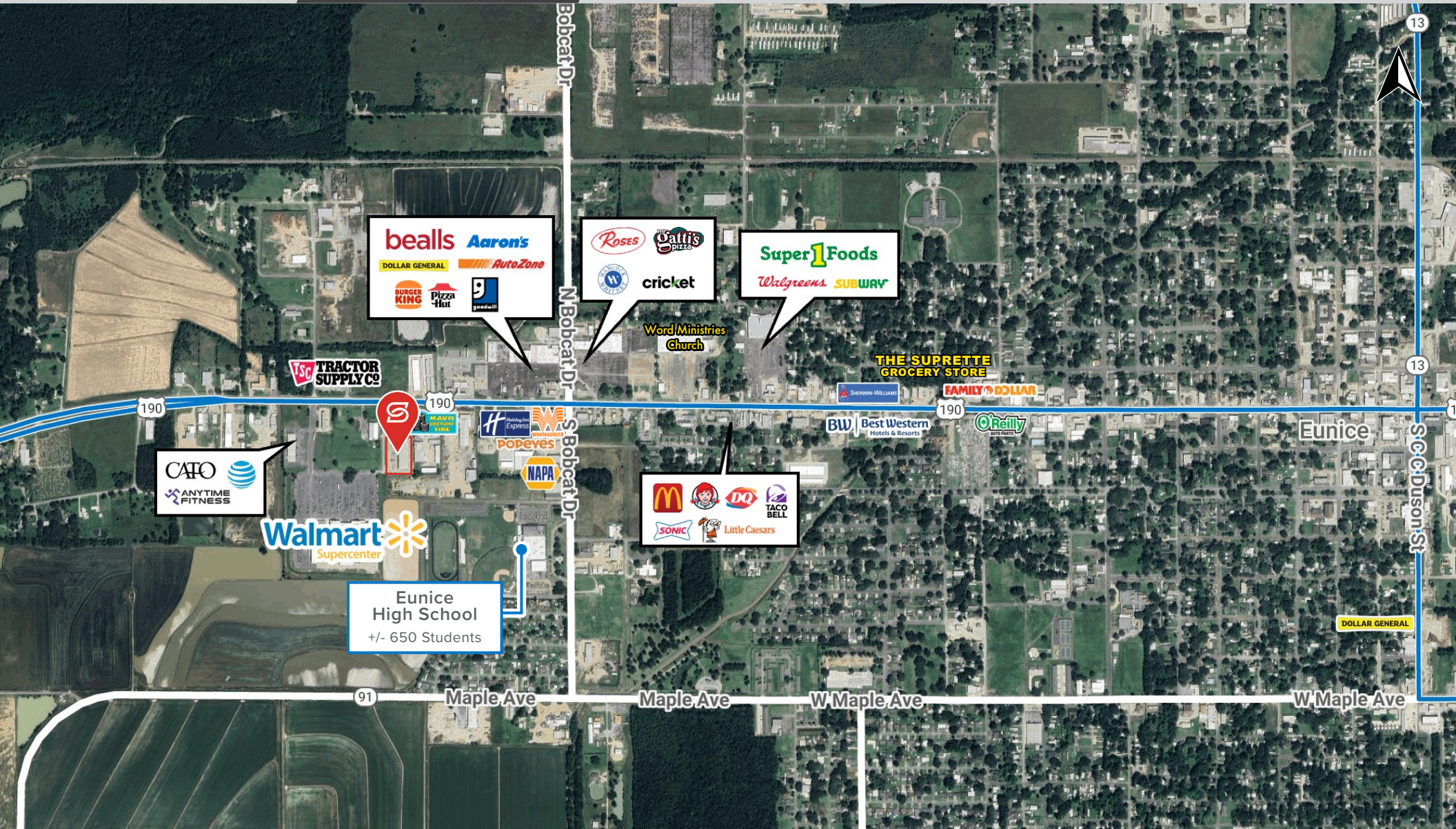
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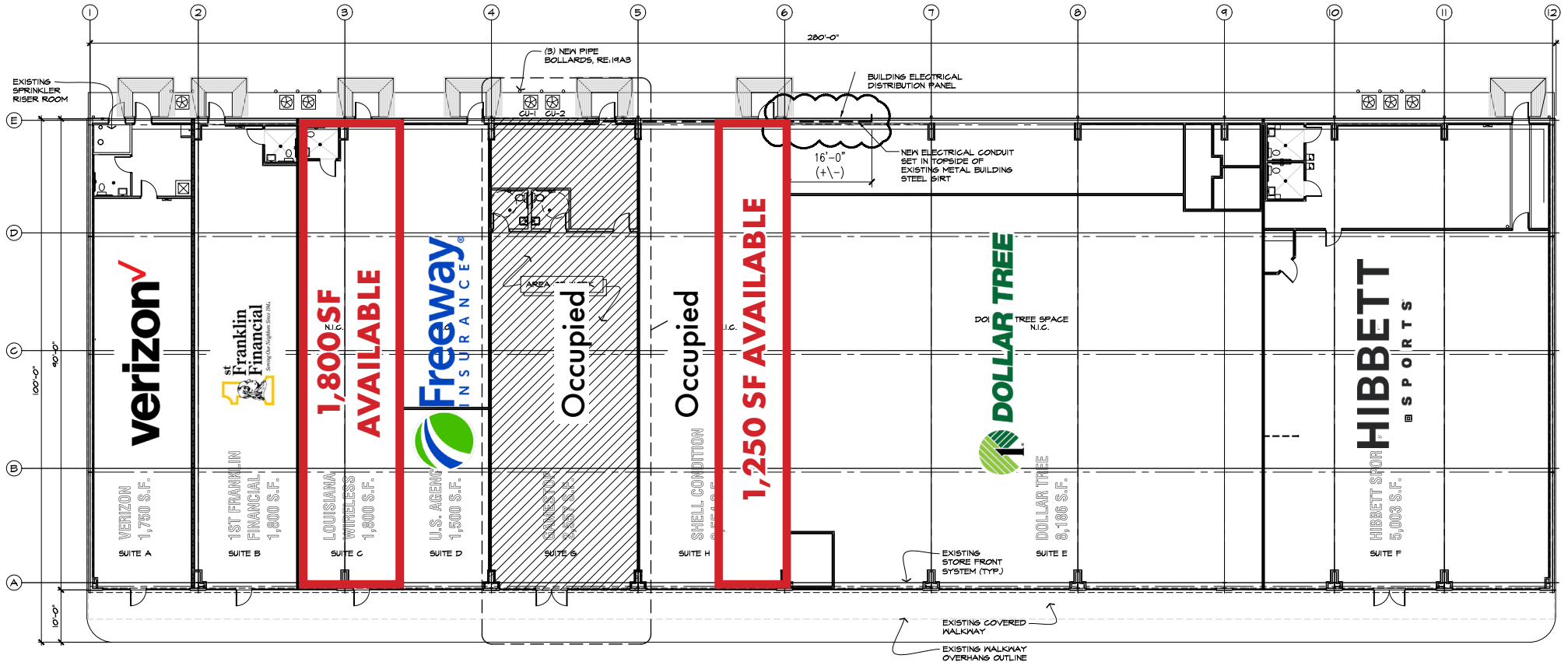
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|| OVERALL SHELL BUILDING PLAN
2,557 S.F. WHITE BOX BUILD-OUT, SUITE-E

SCALE: 1"=10'-0"



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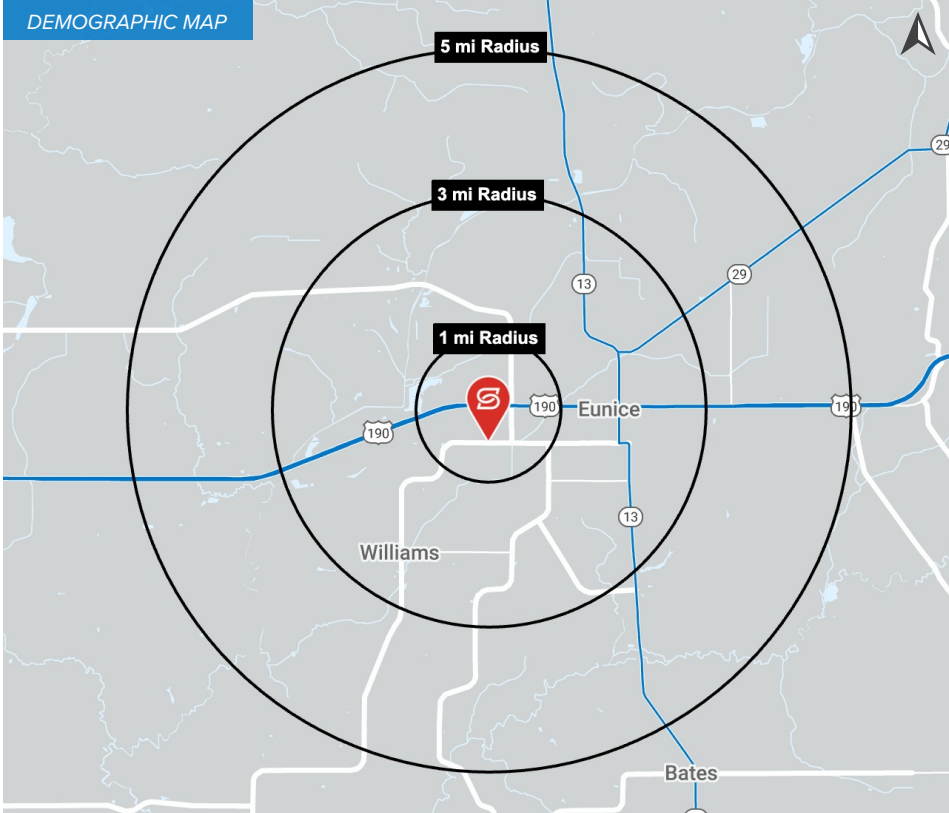
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2025 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE	1 MILE	3 MILE	5 MILE	1 MILE	3 MILE	5 MILE		
POPULATION	1,719	11,609	14,296	AVG. HH INCOME	\$89,761	\$62,983	\$65,537	HOUSEHOLDS	647	4,529	5,518