





**HIGHLIGHTS:**

- 23,000 VPD
- Signalized corner location
- 1/2 mile from Pine Ridge Golf Club
- Five mile trade area is supported by a population of close to 200,000

2019 Demographics	1-mile	3-mile	5-mile
<b>Population</b>	10,971	82,508	193,542
<b>Average Household Income</b>	\$104,497	\$106,651	\$113,895

**Nearby Retailers:**





**AVAILABLE SPACE:**

- **UNIT: 1840**  
**AVAILABLE: 30,000 SF**  
**FRONTAGE: 111'**
- **UNIT: 1844P**  
**AVAILABLE: 4,600 SF**  
**FRONTAGE: 46'**
- **UNIT: 1844E**  
**AVAILABLE: 1,600 SF**  
**FRONTAGE: 16'**
- **UNIT: 1844K**  
**AVAILABLE: 1,500 SF**  
**FRONTAGE: 15'**
- **GLA: 100,286 SF**  
**PARKING: 556 Spaces**  
**RENT: Upon Request**