







## HIGHLIGHTS:

- 23,000 VPD
- Signalized corner location
- 1/2 mile from Pine Ridge Golf Club
- Five mile trade area supported by a population of 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: 170'**
- **UNIT: 1844A**  
**AVAILABLE: 3,500 SF**  
**FRONTAGE: 35'**
- **UNIT: 1844E**  
**AVAILABLE: 1,600 SF**  
**FRONTAGE: 16'**
- **UNIT: 1844K**  
**AVAILABLE: 1,500 SF**  
**FRONTAGE: 15'**
- **UNIT: 1844M**  
**AVAILABLE: 1,000 SF**  
**FRONTAGE: 20'**
- **UNIT: 1844P**  
**AVAILABLE: 4,600 SF**  
**FRONTAGE: 46'**
- **GLA: 100,286 SF**  
**PARKING: 556 Spaces**  
**RENT: Upon Request**