



OFFERING SUMMARY

Available SF: 1,200 - 1,300 SF

Lease Rate: \$19.50 - 21.00 SF/month (NNN)

Lot Size: 2.14 Acres

Building Size: 9,622

Traffic Count: 21,216

PROPERTY HIGHLIGHTS

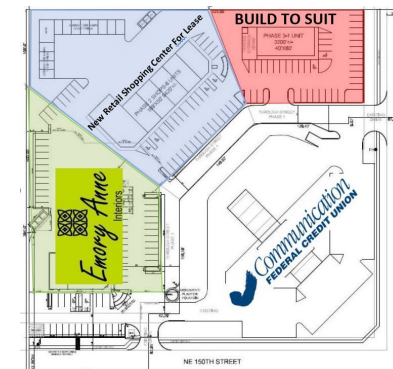
- New Retail Center For Lease
- Spaces delivered in White Box Condition
- Land site adjacent with Santa Fe frontage available for lease or build to suit
- Neighbors Include: 7-11, Sonic Drive In, Communications Federal Credit Union, CVS Pharmacy, Emory Anne Interiors, Blue Haven Pools & Spas, LifeStyles and Metro Appliance Warehouse.

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,667	25,681	63,572
Total Population	4,470	64,377	157,791
Average HH Income	\$105,701	\$73,278	\$72,852

AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Suite 1	\$21.00 SF/month	1,200 SF
Suite 2	\$19.50 SF/month	1,300 SF



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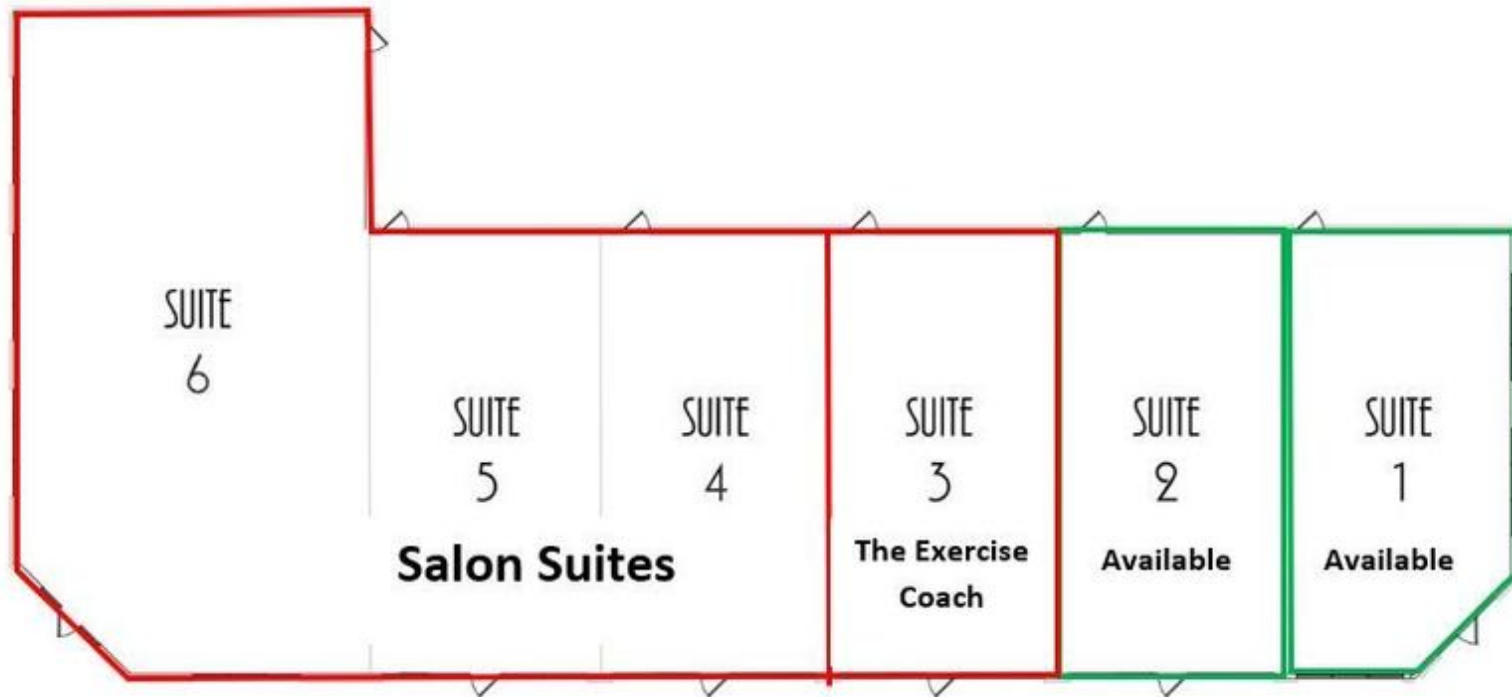
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