



**HIGHLIGHTS**

**SUBLEASE AVAILABLE - EXISTING MEDICAL SPACE**

**Kyle Underwood**

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**7,430 SF FREE STANDING BUILDING WITH ACCESS TO 30 PARKING SPACES**

**PARCEL SIZE: 39,469 SF (.91 AC)**

**CURRENT LEASE EXPIRES 12/31/37.**

**DIRECT ACCESS TO C470**

**DEMOGRAPHICS**

	1 MILE	3 MILE	5 MILE
2025 EST. POPULATION	6,374	64,020	151,569
2030 PROJECTED POPULATION	6,440	64,826	153,277
2025 EST. DAYTIME POPULATION	4,133	47,350	119,416
2025 EST. AVG HH INCOME	\$157,166	\$167,394	\$158,488
2025 EST. HOUSEHOLDS	2,525	24,193	59,789
2025 EST. BUSINESSES	153	1,604	4,208

**TRAFFIC**

**C470**  
77,000 VEHICLES PER DAY

**BOWLES AVENUE**  
17,000 VEHICLES PER DAY

**PARTNER XTEAM**  
RETAIL ADVISORS

**LEGEND**  
PARTNERS

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