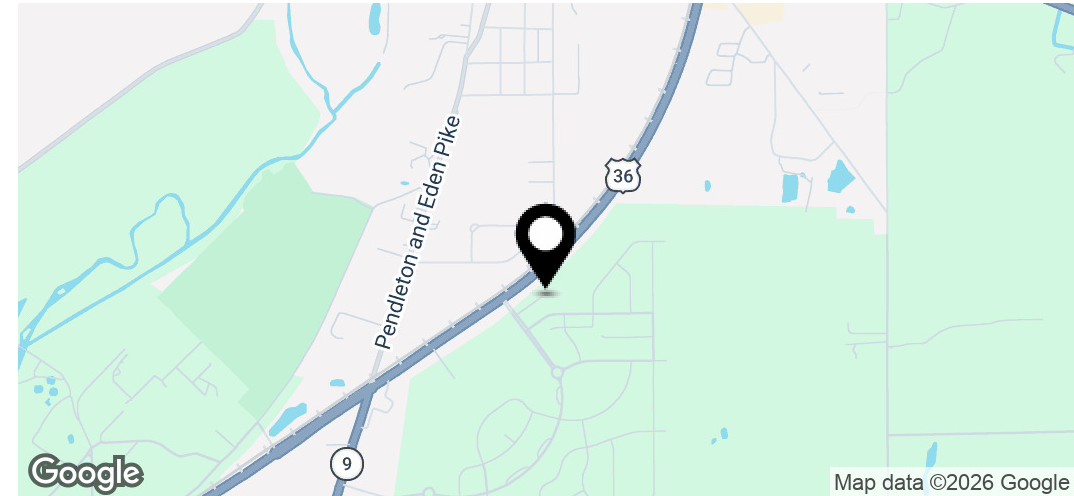


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FOR LEASE

Executive Summary



Offering Summary

Lease Rate	\$20 SF/yr
Lease Type	NNN
Center Type	Street Retail
GSF	12,358 SF
SF Available	2,400 - 7,200 SF
Zoning	HZF-PUD

Property Overview

Premier leasing opportunity of fully built out 7200sf perfect for a Retail, Medical user or Professional Office user. The space can be divided. This well-appointed property boasts a modern design, ample parking, and high visibility, making it an ideal location for businesses seeking to make a statement. Tenants will appreciate the convenience of nearby amenities and the potential for high foot traffic. Take advantage of this prime leasing opportunity to establish or expand your business in a dynamic and growing community.

Property Highlights

Raechelle Susemichel
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David Turk
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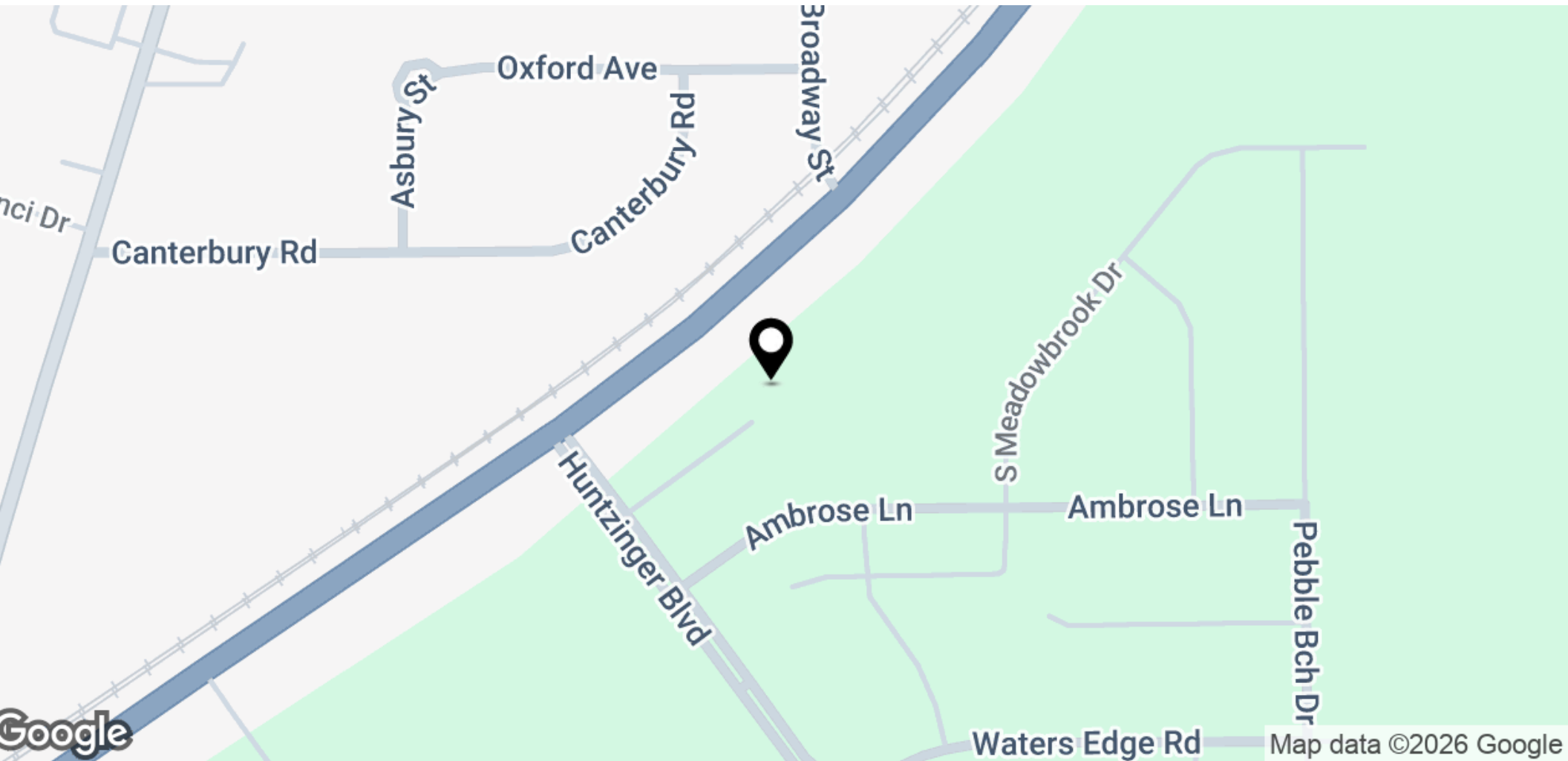
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Location Map



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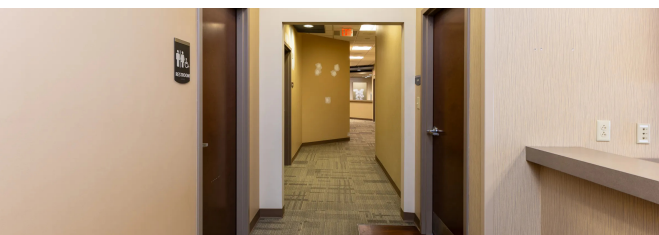
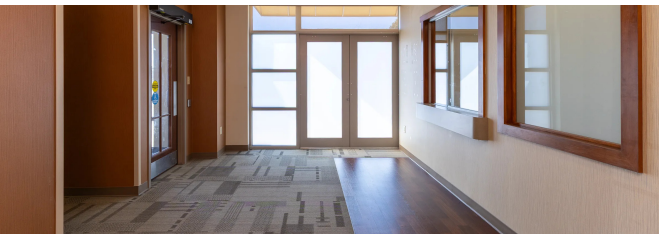
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Additional Photos



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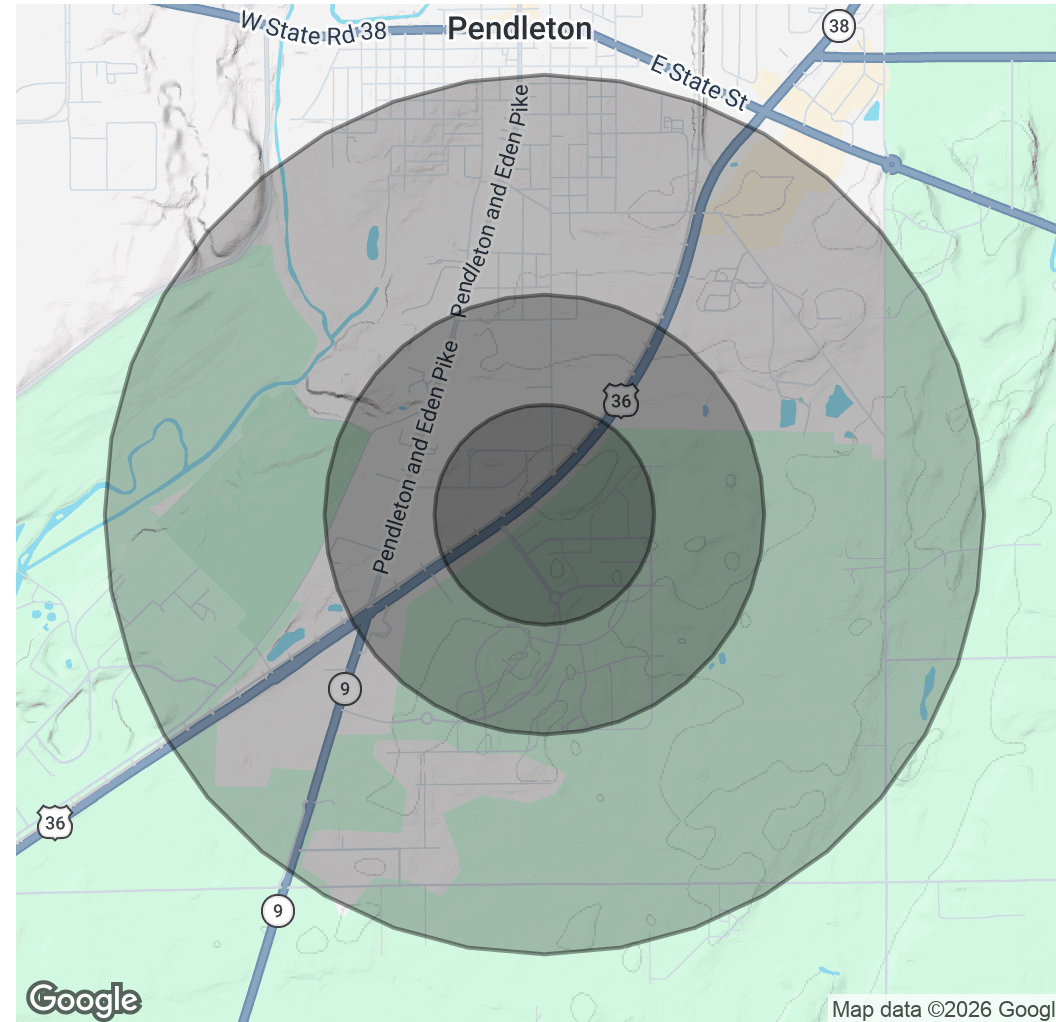
FOR LEASE

Demographics Map & Report

Population	0.25 Miles	0.5 Miles	1 Mile
Total Population	181	741	2,674
Average Age	41.2	41.1	39.8
Average Age (Male)	40.1	40	39.2
Average Age (Female)	47.4	46.8	37

Households & Income	0.25 Miles	0.5 Miles	1 Mile
Total Households	74	302	881
# of Persons per HH	2.4	2.5	3
Average HH Income	\$94,194	\$94,715	\$100,678
Average House Value	\$254,094	\$246,628	\$244,781

2023 American Community Survey (ACS)



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