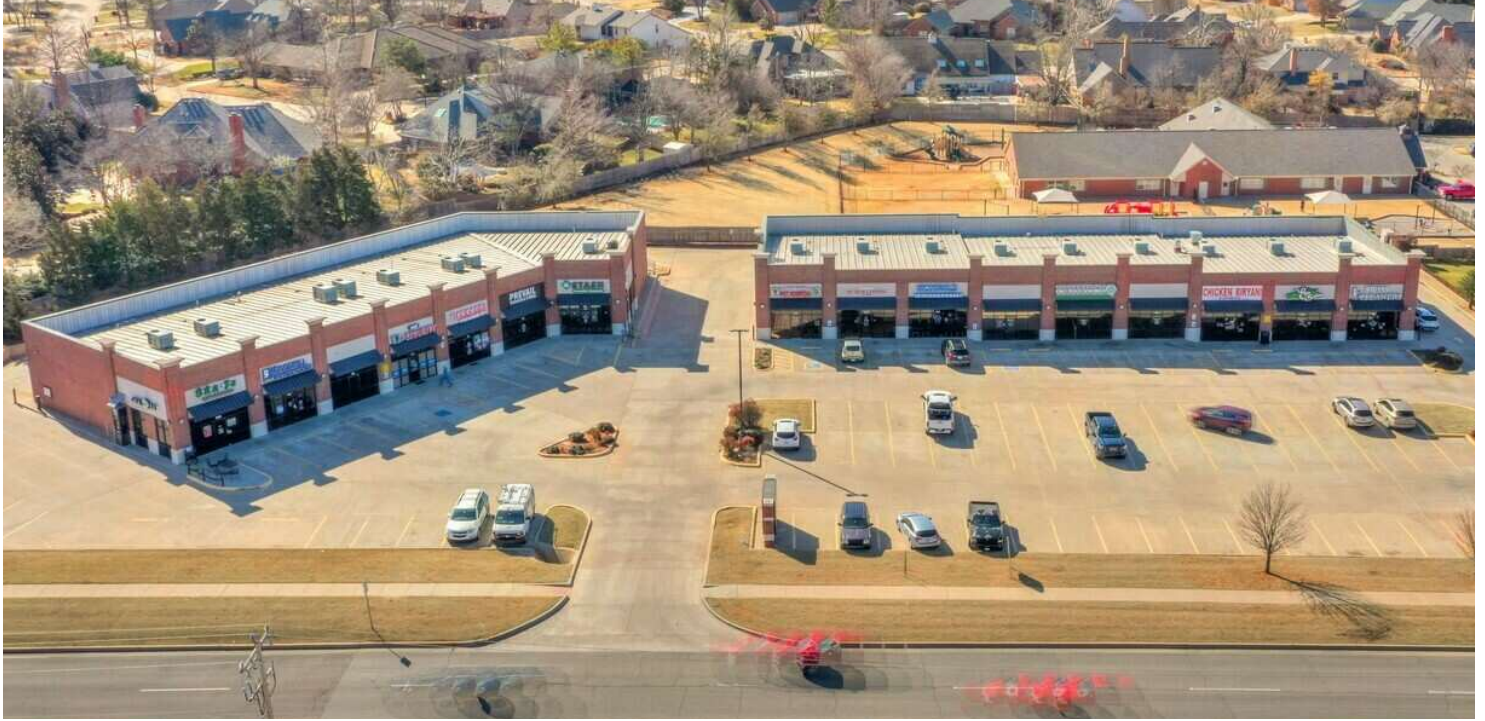


## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)
NNN Rate:	\$4.00 SF/yr
Building Size:	10,800 SF
Available SF:	2,100 - 3,600 SF
Lot Size:	5.61 Acres
Year Built:	2004
Zoning:	C3

### PROPERTY OVERVIEW

Located off the busy corner of 150th and Western, this center is full of regional retailers. The center features strong visibility and a large monument sign. Parking is plentiful and there is easy access in and out of the center.

### PROPERTY HIGHLIGHTS

- Great Visibility
- Ample Parking
- Busy Corridor
- Easy Accessibility
- High Quality Construction

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## ADDITIONAL PHOTOS



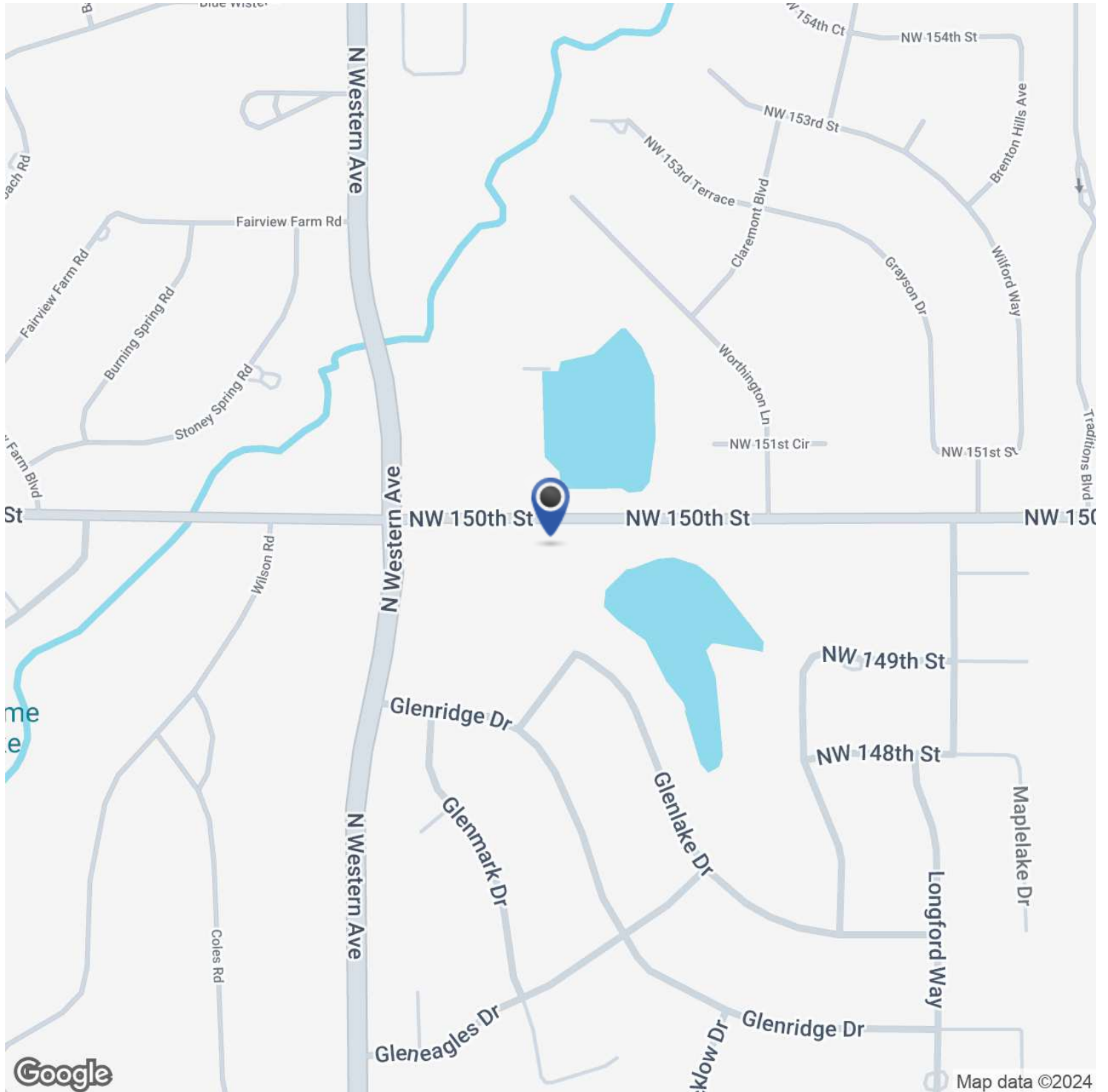
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## LOCATION MAP

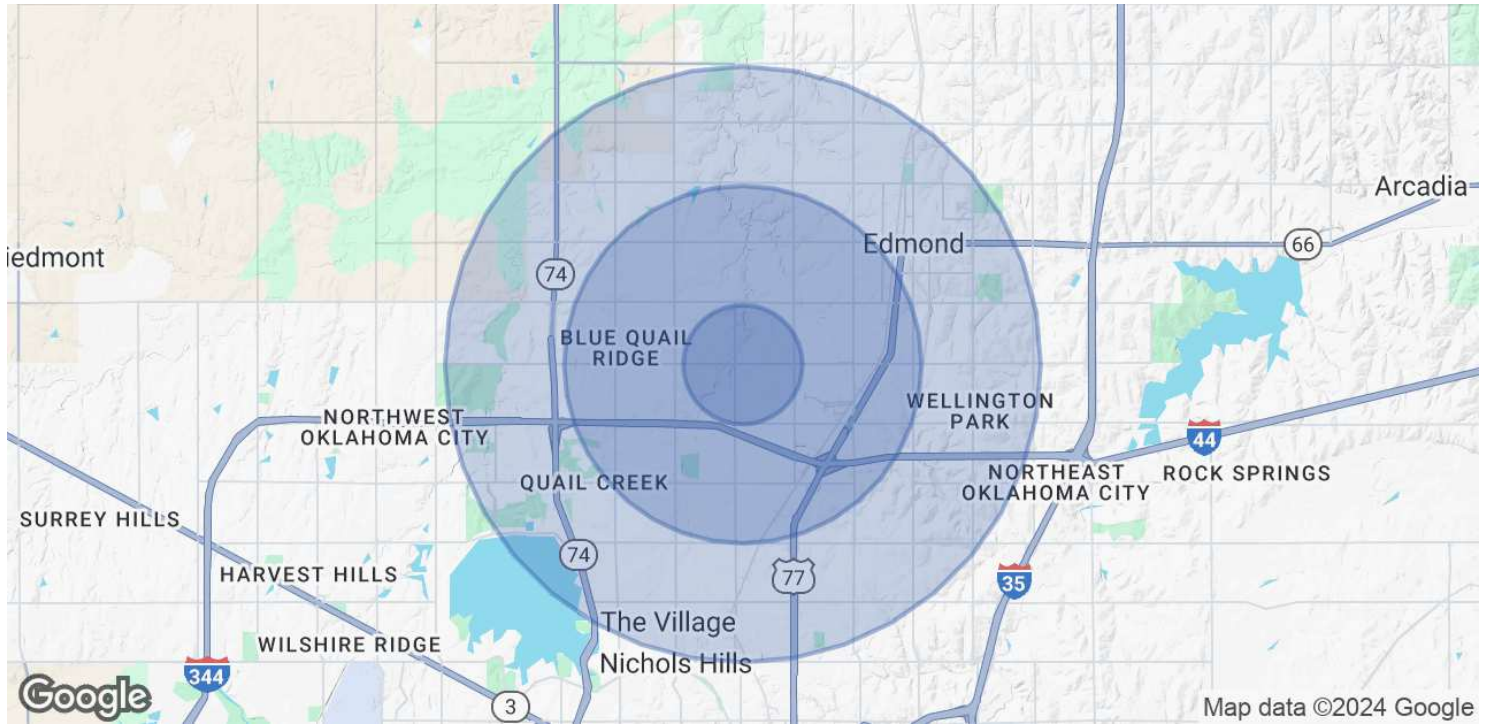


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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,197	77,416	182,297
Average Age	39.1	35.5	35.5
Average Age (Male)	38.9	33.6	33.7
Average Age (Female)	39.4	37.2	36.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,281	35,945	80,089
# of Persons per HH	2.5	2.2	2.3
Average HH Income	\$125,286	\$79,513	\$84,976
Average House Value	\$237,375	\$174,775	\$201,100

\* Demographic data derived from 2020 ACS - US Census

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