



**AVAILABLE:**

1,800 SF (former salon) & Proposed Pad Site

Join Sky Zone, Dollar Tree, and share cross access with ITC South including Walmart, Lowes, TJ Maxx, Michaels, Five Below, PetSmart, Panera Bread, McDonald's, Wendy's, and newly signed Home Goods!

Center has immediate access to Rt 80 with a traffic count of 85,000 cars per day, Rt 46 with a traffic count of 35,000 cars per day, and Rt 206 with 24,000 cars per day.

Proposed Pad Site is available

NNN charges are estimated at \$7/SF

Seeking quick service restaurant, learning center, postal mail center, toys and gifts, sushi restaurant, pizzeria, bagel and café, auto parts store, or other medical, restaurant, or retail use.

**Demographics**

	1 Mile	3 Miles	5 Miles
Population:	4,666	33,740	77,583
HH Income:	\$113,037	\$135,489	\$150,690
Daytime Pop	4,914	25,140	60,578

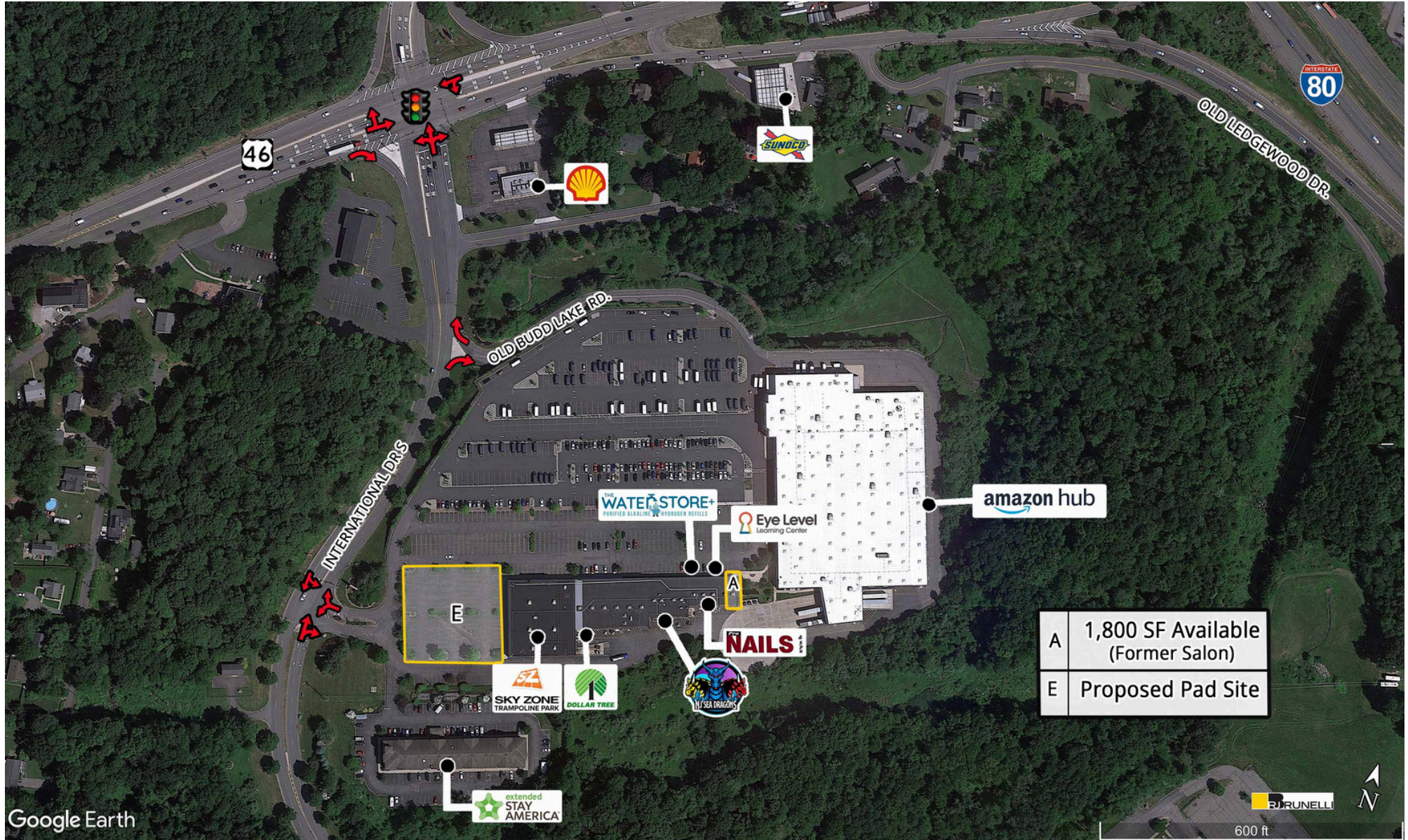
**Total GLA**

123,023 SF

**Traffic Counts**

Route 46	28,864 Cars Per Day
Route 80	76,598 Cars Per Day
International Drive South	6,858 Cars Per Day







61 International Drive South  
AVAILABLE FOR LEASE

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