

2912 W Craig Road



The Offering

- Hard corner, signalized intersection
- High traffic location with strong daytime population
- Major retail corridor

Sublease Property Summary

| | |
|-------------------|-------------------------|
| Property Name | NWC Craig Rd. & Simmons |
| Lease Rate | 85,000/year |
| Master Lease Exp. | 9/14/2044 |
| SF Available | +/-0.61 acres |
| APN | 139-05-203-005 |

2912 W Craig Road

AREA DEMOGRAPHICS



Population

| | |
|---------|----------------|
| 1 Mile | 22,764 |
| 3 Miles | 168,103 |
| 5 Miles | 450,005 |



Average HH Income

| | |
|---------|-----------------|
| 1 Mile | \$92,280 |
| 3 Miles | \$94,655 |
| 5 Miles | \$91,002 |



Traffic Counts

| | |
|--------------------|-------------------|
| E. Craig Rd. | 29,000 VDT |
| E. Craig & Clayton | 7,550 VPD |

Source: NDOT 2024, U.S. Census Bureau. ESRI forecasts for 2024.

