



PROPERTY FEATURES:

- **For Lease: \$19.50/SF/NNN**
- Available Space: 1,400–2,844 square feet
- Located at a busy intersection with a stop light
- 72' Bay Depth
- VPD: 28,000 (2016)
- Built out as a Tanning Salon
- Neighboring tenants include: Home Depot, Walmart, Jimmy John's, Great Clips, and Aspen Dental
- Total population in 2026:
1 mile 10,548 | 3 miles 63,760 | 5 miles 120,309
- Median Income in 2026:
1 mile \$56,976 | 3 miles \$65,735 | 5 miles \$60,111

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