



**For Lease**

**RETAIL  
2,000 SF**

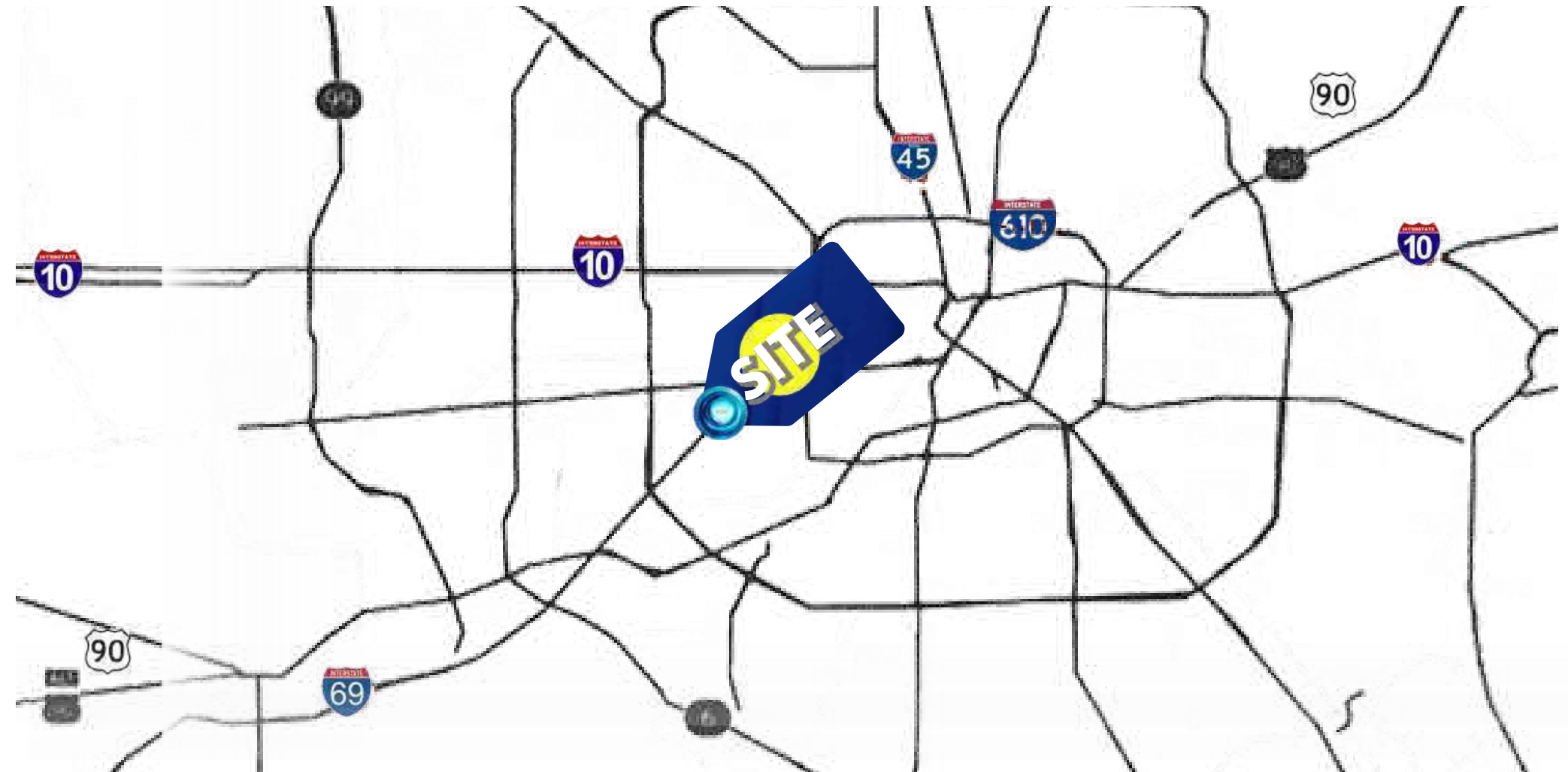
## Demographics >>

	1 mile	3 miles
Population	39,726	274,443
Households	14,309	112,658
Median Age	33.30	35.60
Median HH Income	\$40,962	\$53,244
Daytime Employees	23,641	146,539
Population Growth '25 - '30	↑ 6.84%	↑ 6.81%
Household Growth '25 - '30	↑ 7.04%	↑ 6.97%

## Traffic >>

Collection Street	Cross Street	Traffic Vol	Last Meas...	Distance
Hov US 59	Hillcroft Ave NE	176,944	2024	0.08 mi
Hornwood Dr	Southwest Fwy NW	4,594	2025	0.13 mi
Savoy Dr	Southwest Fwy SE	5,539	2025	0.15 mi
Southwest Fwy	Tarnek Dr S	21,063	2025	0.22 mi
Bellerive Dr	Southwest Fwy SE	3,031	2025	0.28 mi
Bintliff Dr	Southwest Fwy NW	4,678	2025	0.31 mi
Savoy Dr	Regency Square Blvd...	5,073	2025	0.36 mi
Hillcroft Avenue	Southwest Fwy NW	50,361	2025	0.38 mi
Hillcroft Ave	Southwest Fwy NW	49,685	2024	0.39 mi
Rookin St	High Star Dr N	5,517	2025	0.40 mi

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