

Property Highlights

- **For Sale: \$980,000**
- **For Lease: \$10,000/month NNN**
- 13,764 SF Building
- 1.58 Acre Lot
- Former Family Leisure retail showroom
- Convenient access to I-40 / I-30 corridors
- Large open showroom floor plan
- Multiple access points
- Excellent signage opportunity
- High visibility from I-440
- Zoned C-4
- Outdoor display allowed

Traffic Counts

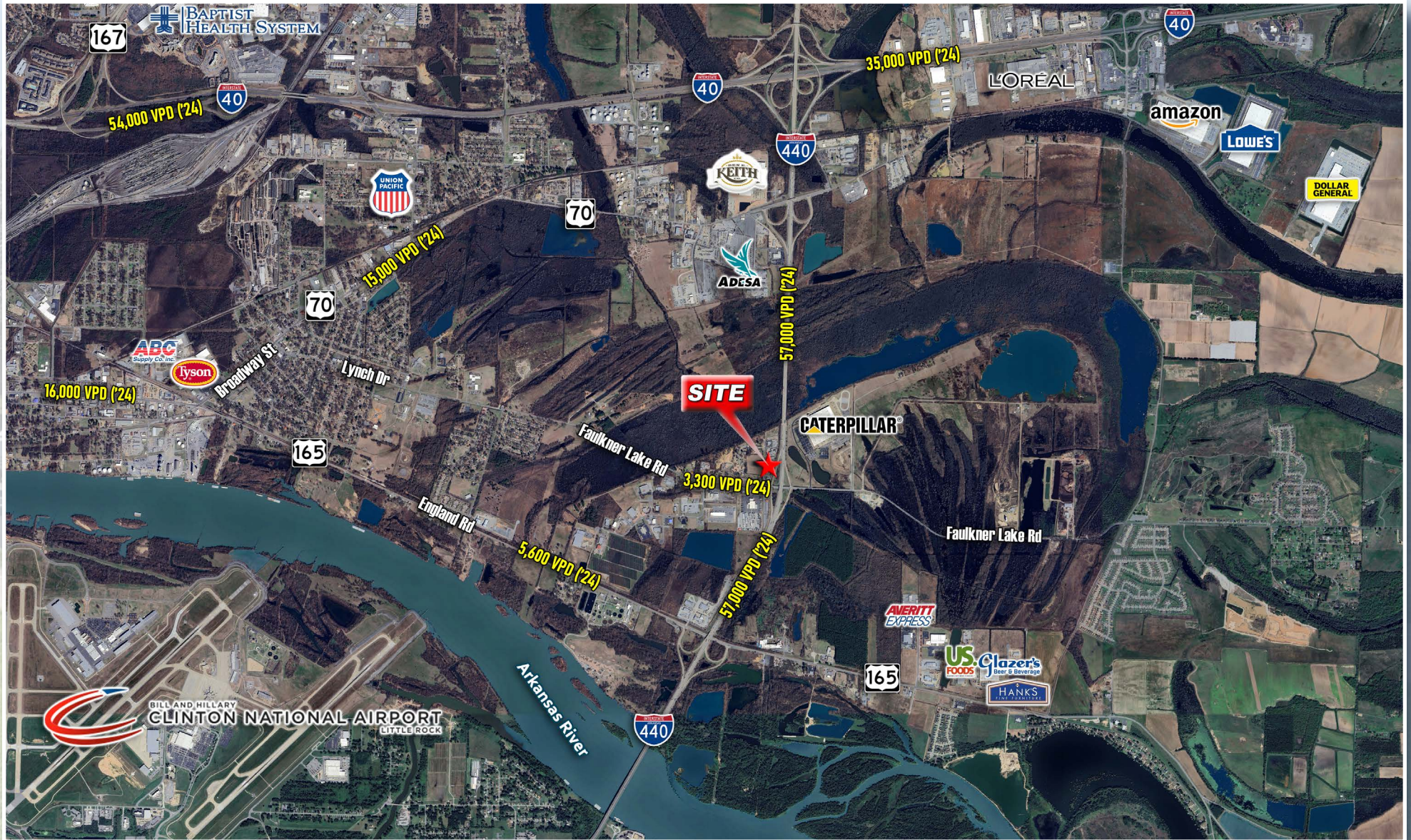
Interstate 440:	57,000 VPD (ARDOT '24)
Faulkner Lake Rd:	3,300 VPD (ARDOT '24)
US Hwy 70:	5,900 VPD (ARDOT '24)

Demographics

	3 Mile	5 Mile	7 Mile
2025 Population	8,957	20,311	77,842
Daytime Population	9,436	36,884	119,022
Average HH Income	\$55,473	\$66,509	\$82,058



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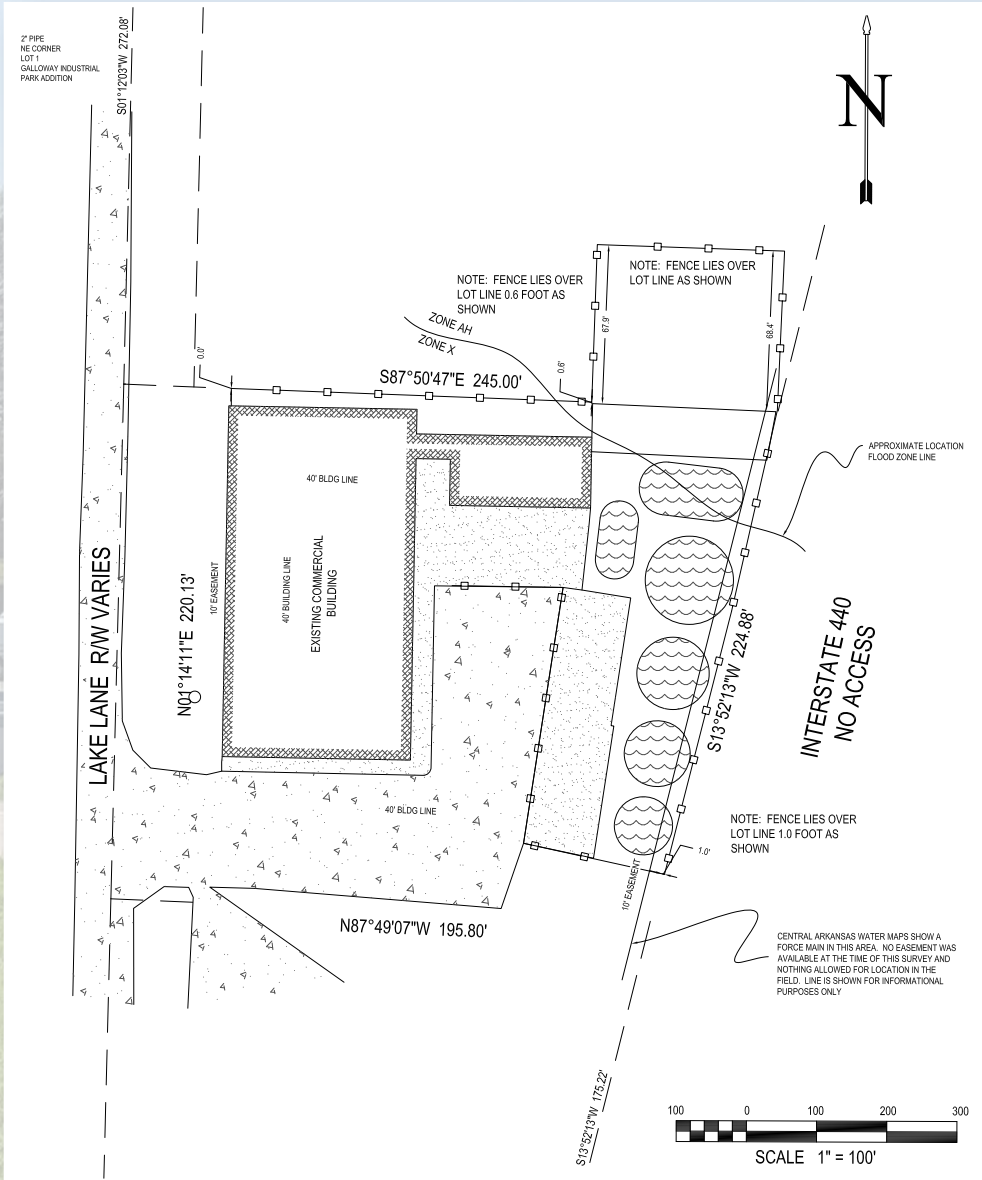
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