

SPACE AVAILABLE

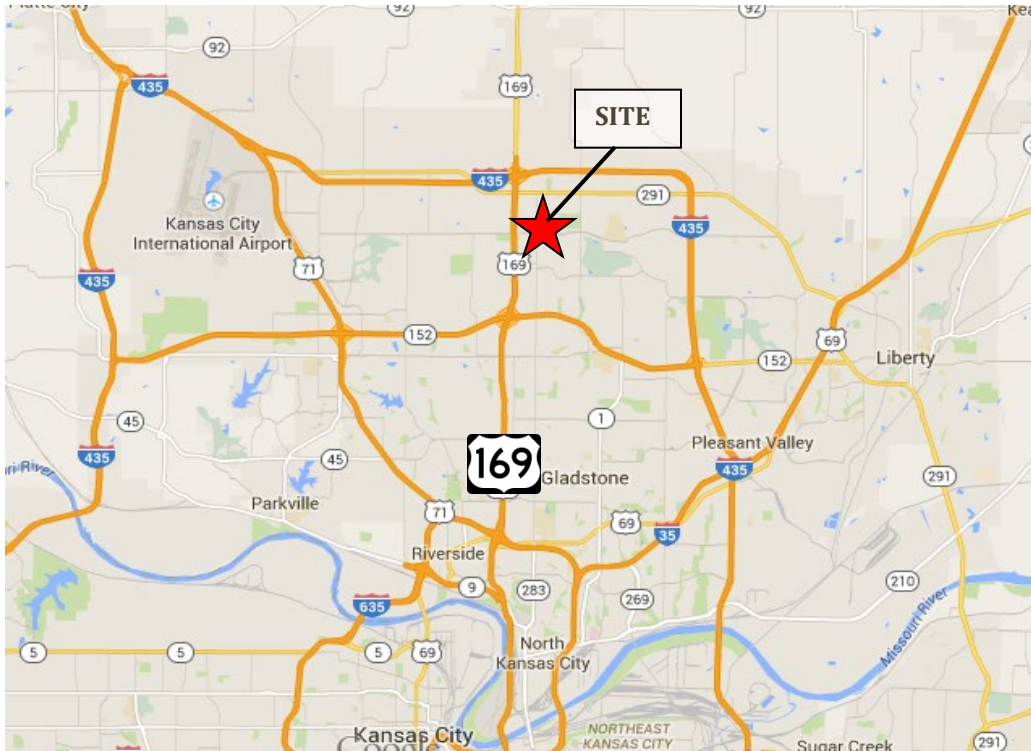
N. OAK TRFWY & SHOAL CREEK PKWY

- 3,520 SF (FORMER MONTESSORI SCHOOL)
- 1,100 SF (FORMER HAIR SALON)



PROPERTY HIGHLIGHTS

- 3,520 SF former Montessori school, featuring 2 large classrooms, outside play area, multiple bathrooms
- 1,100 SF former hair salon space available, 2 bowl hookups
- Dillion's grocery store planned for NEC of this intersection
- 4.78 Acres Available on SEC, behind Casey's and O'Reilly, divisible
- Easy access off 169 Highway onto Shoal Creek Parkway (108th Street)
- Perfect neighborhood location, surrounded by many rooftops and within Staley High School boundaries, which is 1.7 miles east of site



DEMOGRAPHICS:

	2022	2027
<u>1 mile:</u>		
Population:	10,005	10,361
Households:	3,776	3,922
Median HH Income:	\$88,326	97,706
Avg HH Income:	\$99,299	\$110,595
<u>3 mile:</u>		
Population:	34,208	36,084
Households:	12,942	13,674
Median HH Income:	\$97,207	\$105,442
Avg HH Income:	\$111,422	\$126,680
<u>5 mile:</u>		
Population:	89,611	93,894
Households:	36,025	37,743
Median HH Income:	\$86,684	\$100,519
Avg HH Income:	\$105,175	\$121,121

***Esri Forecasts for 2022 and 2027**

ZONING:

B2-2/ MPD

FOR MORE INFORMATION CONTACT:

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