



## Property Features:

- + Opened in 1998
- + 131 Parking Spaces
- + Great Tenant Mix
- + Convenient Location on Hwy 194

## Gross Leaseable Area (GLA):

30,121 SF

## Neighboring Businesses:

McDonald's, Miller Hill Mall, AT&T, Verizon

## Tenant/Space Details

### Building 1:

|                             |          |
|-----------------------------|----------|
| 101 - Pizza Hut/Wing Street | 3,000 SF |
| 105 - Music Go Round        | 3,000 SF |

### Building 2:

|                              |          |
|------------------------------|----------|
| 109 - Abra Auto Body & Glass | 8,088 SF |
|------------------------------|----------|

### Building 3:

|                  |          |
|------------------|----------|
| 115 - Jiffy Lube | 2,000 SF |
|------------------|----------|

### Building 4:

|                     |          |
|---------------------|----------|
| 123 - Discount Tire | 6,665 SF |
|---------------------|----------|

### Building 5:

|                       |          |
|-----------------------|----------|
| 127 - VP Nails & Hair | 2,028 SF |
| 131 - H&R Block       | 2,400 SF |
| 133 - Bam Styles      | 1,500 SF |
| 135 - Papa John's     | 1,440 SF |

## Demographics:

|                      | 2016 | 1 Mile   | 3 Miles  | 5 Miles  |
|----------------------|------|----------|----------|----------|
| Population           |      | 3,840    | 49,656   | 77,064   |
| Households           |      | 1,771    | 20,756   | 31,662   |
| Avg Household Income |      | \$51,189 | \$48,397 | \$58,479 |



