



### 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
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#### Building 3:

115 - Jiffy Lube	2,000 SF
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#### Building 4:

123 - Discount Tire	6,665 SF
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#### 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
<b>Population</b>		3,840	49,656	77,064
<b>Households</b>		1,771	20,756	31,662
<b>Avg Household Income</b>		\$51,189	\$48,397	\$58,479

