



### Property Features:

- + First Opened in 2003
- + Convenient Location on Edge of Downtown
- + 87 Parking Spaces
- + Great Tenant Mix

### Gross Leaseable Area (GLA):


16,620 SF

### Neighboring Businesses:

Walmart Super Center, Applebee's

### Demographics:

|                             | 2016 | 1 Mile   | 3 Miles  | 5 Miles  |
|-----------------------------|------|----------|----------|----------|
| <b>Population</b>           |      | 2,250    | 20,224   | 33,651   |
| <b>Households</b>           |      | 1,030    | 8,902    | 14,487   |
| <b>Avg Household Income</b> |      | \$59,101 | \$55,387 | \$57,790 |



### Tenant/Space Details

#### Building A:

|                       |          |
|-----------------------|----------|
| 100 - Papa Murphy's   | 1,500 SF |
| 101 - Cartridge World | 890 SF   |
| 102 - Mattress Mart   | 4,000 SF |
| 103 - Fantastic Sams  | 1,560 SF |
| 104 - GNC             | 1,650 SF |

#### Building B:

|                   |          |
|-------------------|----------|
| 100-101 - I Spoon | 4,620 SF |
| 102 - AT&T        | 2,400 SF |

