

EXECUTIVE SUMMARY



OFFERING SUMMARY

Available SF: 1,274 SF

Lease Rate: \$16.00 per year (NNN)

Lot Size: 1.04 Acres

Year Built: 2003

Building Size: 23,800 SF

PROPERTY OVERVIEW

Small shop retail space in the Moore Town Center. This strip center is surrounded by national, regional and local retailers. Just off of I-35.

Pad Site Available for Build-To-Suit

PROPERTY HIGHLIGHTS

ETHAN SLAVIN
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ADDITIONAL PHOTOS



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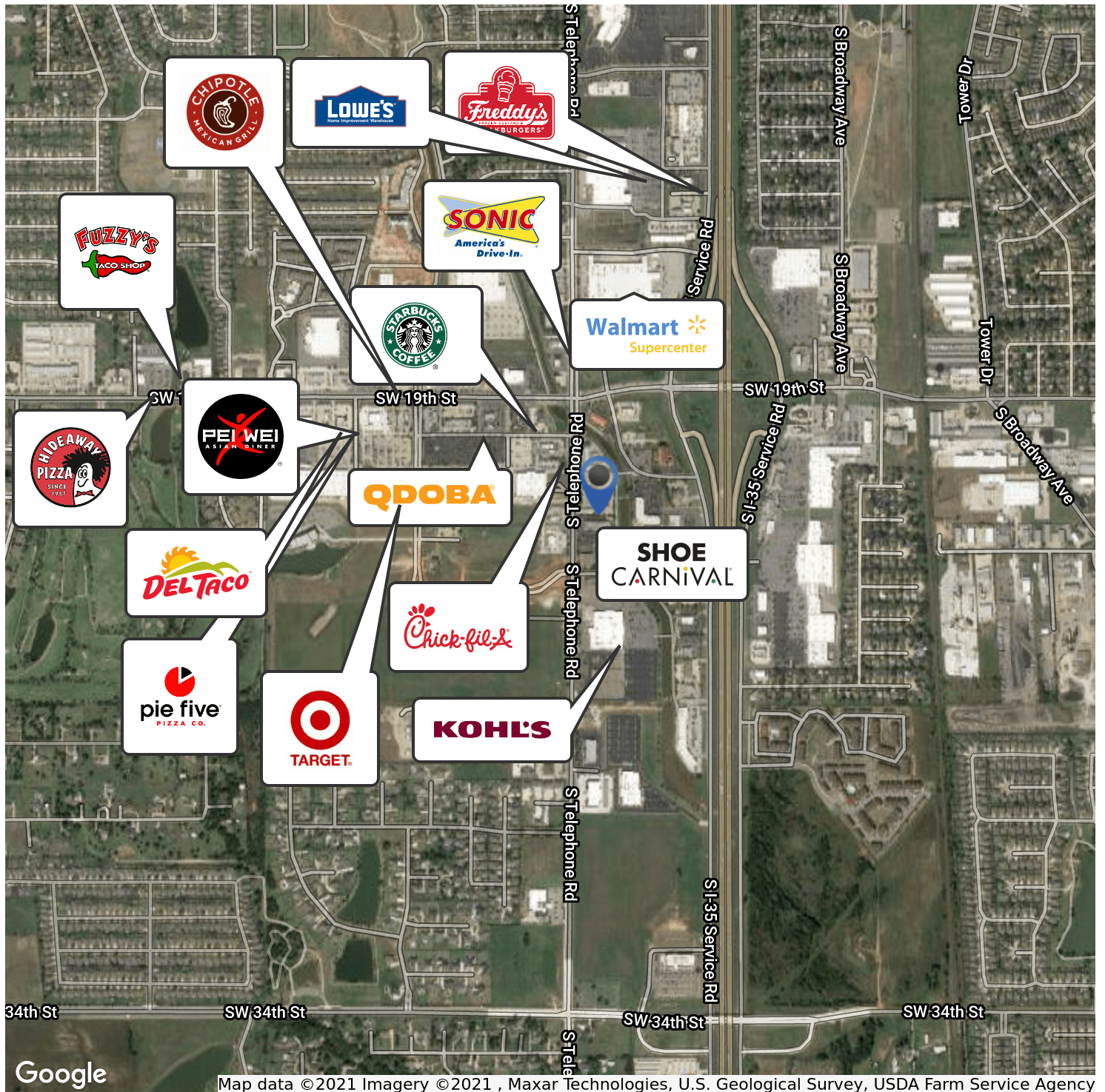
SITE PLAN



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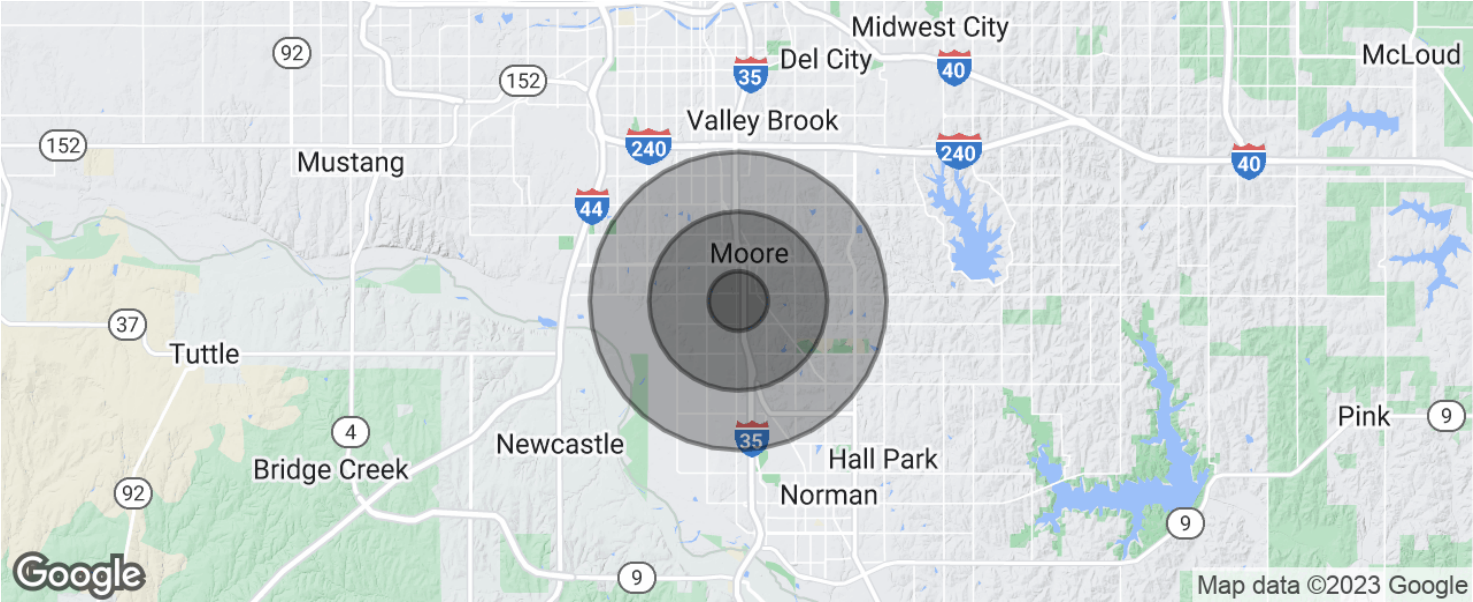
RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total population	6,073	60,743	115,754
Median age	30.9	32.4	34.0
Median age (Male)	31.3	31.7	33.0
Median age (Female)	30.4	33.0	35.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,267	22,884	43,978
# of persons per HH	2.7	2.7	2.6
Average HH income	\$66,391	\$65,284	\$70,824
Average house value	\$113,798	\$139,682	\$155,052

* Demographic data derived from 2020 ACS - US Census