

Executive Summary



LEASE OVERVIEW

AVAILABLE SF:

LEASE RATE: Negotiable

LOT SIZE: 0.66 Acres

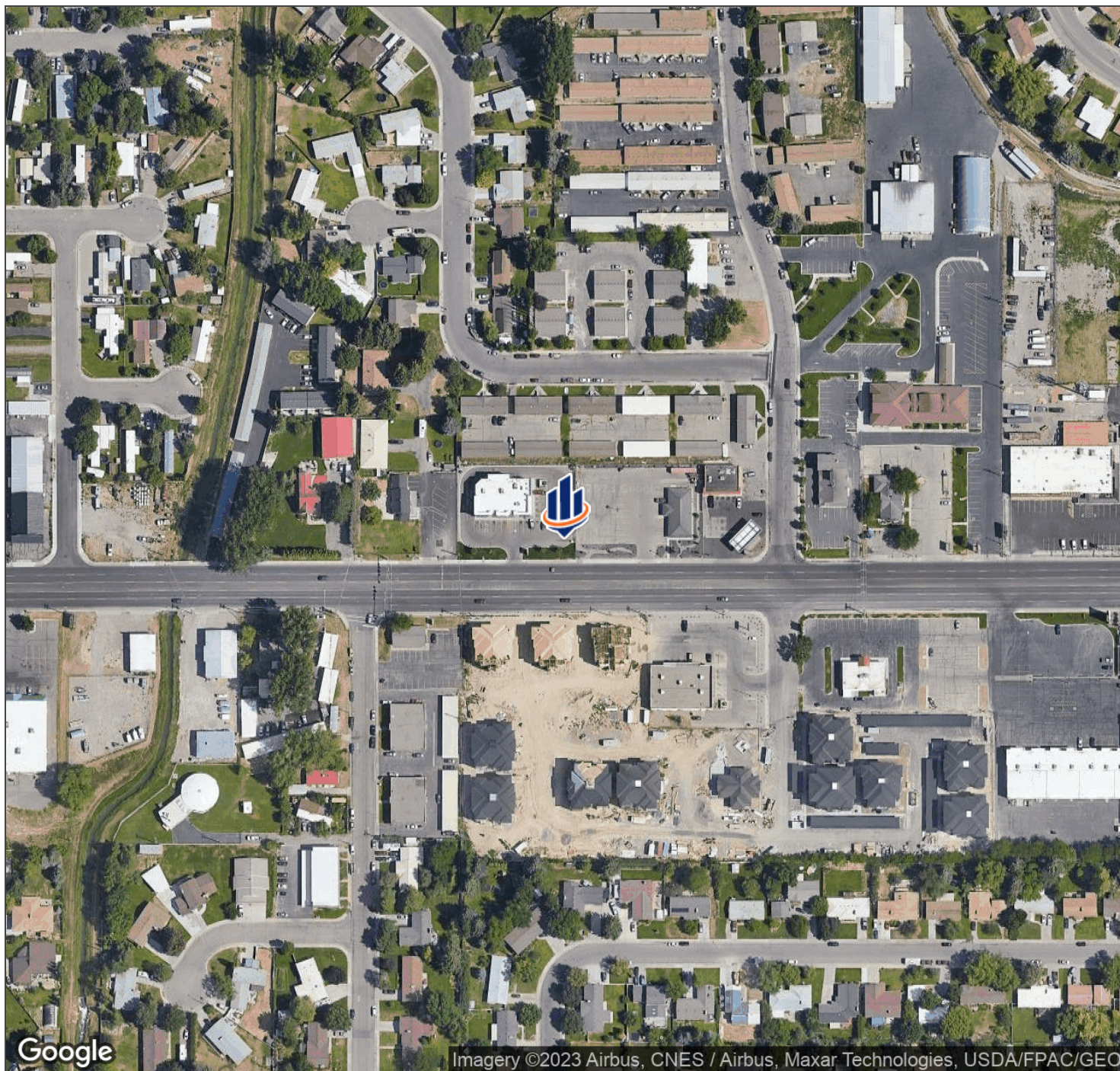
BUILDING SIZE: 5,175 SF

YEAR BUILT: 2017

PROPERTY DESCRIPTION

Strip center to be constructed and finished Summer of 2017. National anchor tenant Pizza Hut has reserved their spot in the development in the east end cap. Units to be finished to vanilla shell. End cap on the west has potential drive thru. Triple nets are estimated at \$5.89 psf/yr. Call for details.

Aerial Map



Retailer Map

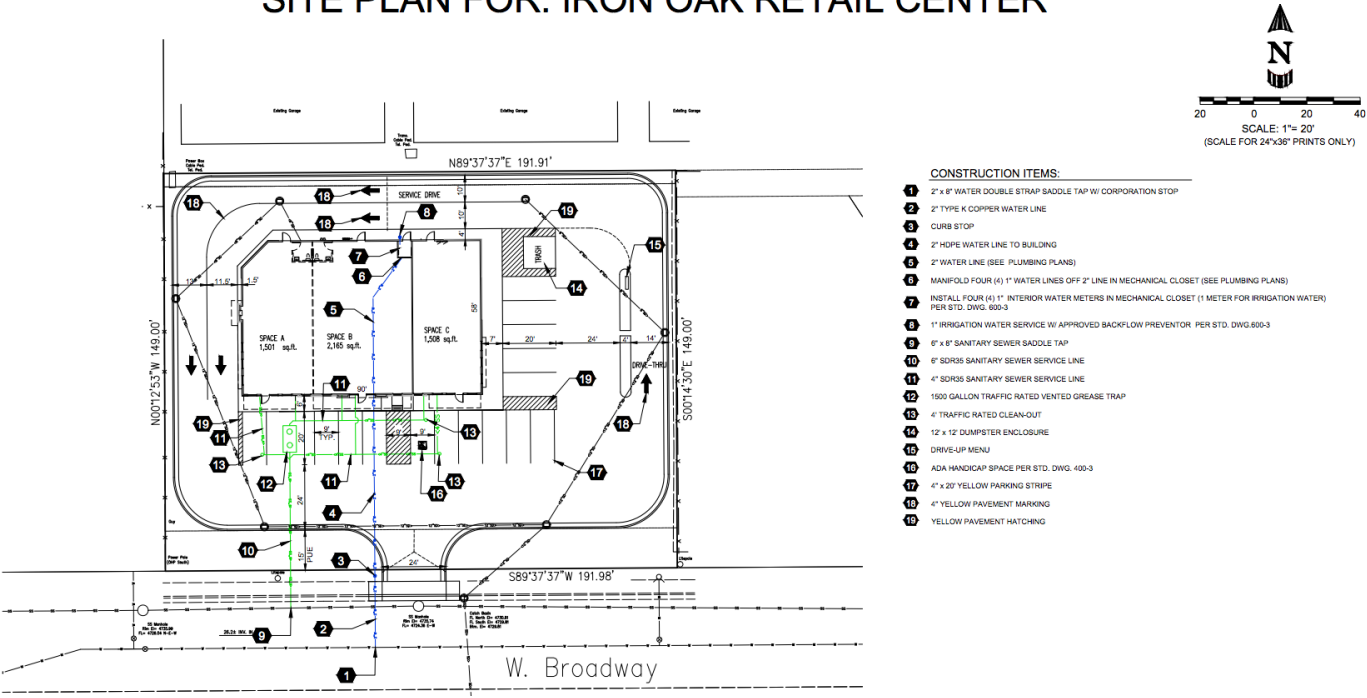


Additional Photos

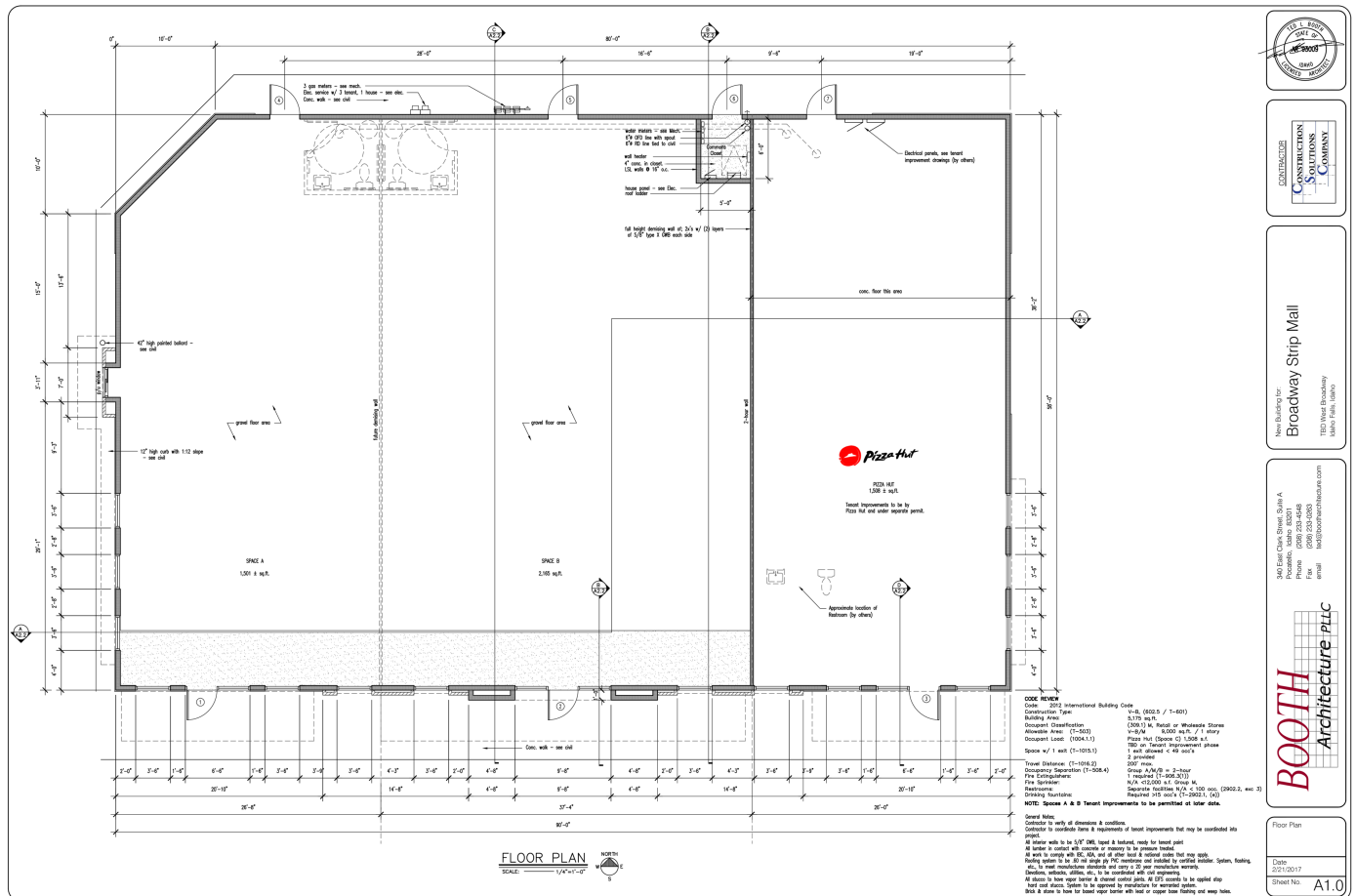


Site Plan

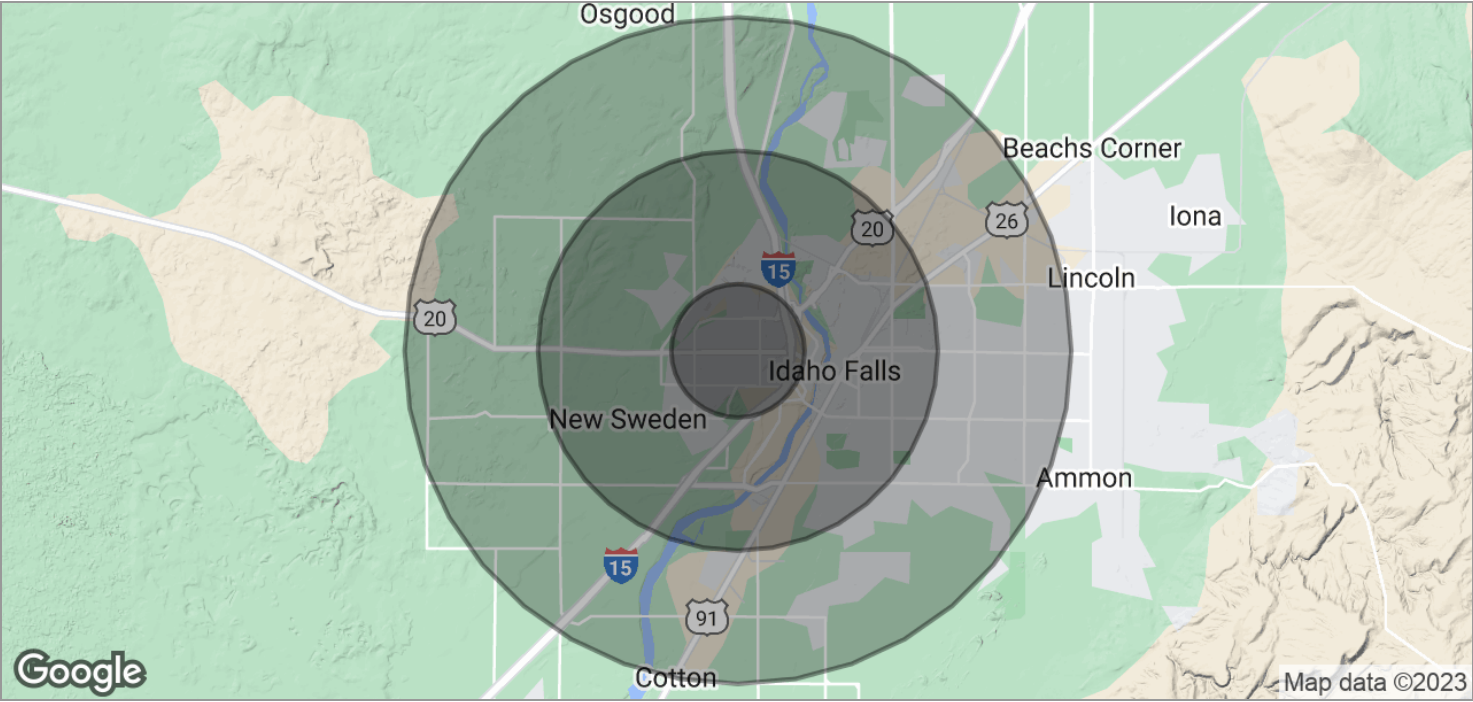
SITE PLAN FOR: IRON OAK RETAIL CENTER



Floor Plans



Demographics Map



POPULATION	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	5,487	33,538	66,719
MEDIAN AGE	33.8	33.1	33.6
MEDIAN AGE (MALE)	32.5	32.5	33.0
MEDIAN AGE (FEMALE)	34.8	34.2	34.7

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	1,976	12,689	24,973
# OF PERSONS PER HH	2.8	2.6	2.7
AVERAGE HH INCOME	\$62,406	\$58,740	\$61,229
AVERAGE HOUSE VALUE	\$163,041	\$159,340	\$150,917