



Mid-Box opportunity located at busy intersection in grocery anchored center.

Property Highlights

- 31,838 SF available in good condition
- 4700 South ADT: 45,000
- Redwood Road ADT: 38,000
- Shopping Center anchored by Fresh Market grocery store
- Pylon signs available on 4700 South and Redwood Road
- Available immediately, lease expiration 6/30/22
- Lease rate: \$6.00/SF, NNN

Demographics

	1 Mile	3 Mile	5 Mile
Population			
2017 Estimated Population	15,705	149,616	395,745
2022 Projected Population	16,379	156,687	414,393
Households			
2017 Estimated Households	5,616	49,510	131,384
2022 Projected Households	5,845	51,875	137,549
2017 Est. Median HH Income	\$55,718	\$54,593	\$54,762
2017 Est. Average HH Income	\$69,103	\$68,088	\$68,336
2017 Est. Per Capita HH Income	\$24,531	\$22,828	\$22,984

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2017 and 2022.

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FOR SUBLEASE

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