







#### **DEMOGRAPHICS**

# 1 MILE

ດວ່ວ ດີດີດີ Estimated population

Estimated daytime population

\$69,512 Average household income



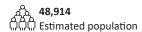
# 3 MILE

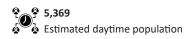
22,052 Estimated population Estimated daytime population

\$74,214 Average household income



## 5 MILE









### **DRIVE TIME POPULATION**









**26,312** 









### **SITE PLAN**

SUITE	TENANT	SIZE	SUITE	TENANT	SIZE	SUITE	TENANT	SIZE
1	Cricket Wireless	1,200 SF	6	Available	1,200 SF	12	Beltone Hearing Care	1,200 SF
2	Great Clips	1,200 SF	7/8	Oakridge Dental Care	2,400 SF	13	Available	1,200 SF
3	Yvon Nails	1,200 SF	9	China King	1,200 SF	14	Pinch-A-Penny	1,800 SF
4	Available	1,200 SF	10	Available	1,200 SF			
5	Domino's Pizza	1,200 SF	11	Vape Store	1,200 SF			

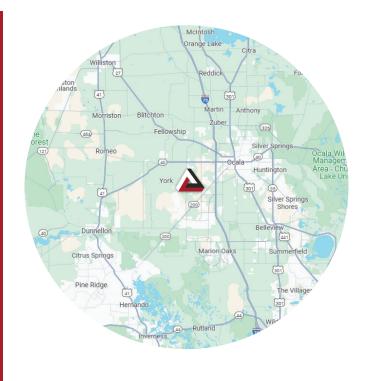






### **HIGHLIGHTS**

- Retail and Second generation restaurant space available for lease.
- Property is located in front of a Walmart Supercenter with ample frontage facing SW State Road 200.
- Nearby retailers include Metro by TMobile, Great Clips, Domino's, Cricket, Advance Auto, Dollar Tree, Beall's, Chili's, and Bob Evans.
- Located near Oak Run Country Club, a 55+ community with over 3,500 homes.
- Pylon and façade signage opportunities available.





26,500 on SW State Road 200



Full access from SW 114th Street. Cross-access from Walmart property.



Pylon and facade signage options available.

