



## Property Overview

Property is comprised of two freestanding retail outparcel buildings totaling 22,600 square feet shadow-anchored by WalMart Supercenter and Home Depot.

Exceptionally well-located with a combined 2.3-acre site, the buildings enjoy outstanding access and visibility along both S.R. 135 and Smith Valley Road, with an average traffic count of 36,000 vehicles per day and a retail trade area population of 152,000.

The Property offers a well-balanced tenant mix of service, entertainment, medical, and health tenants including Don Cuervo, Nothing Bundt Cakes and U Paint Pottery Studio.

## Demographic Data

	3 Mile	5 Miles	7 Miles
Total Households	26,517	60,371	85,059
Total Population	68,855	152,126	214,697
Average Household Income	\$88,227	\$76,461	\$74,442

## Highlights

- » Building Size: 9,302 sf
- » Land Size: 1.07 acres
- » Year Built: 2006



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## Tenant Listing

- |   |                        |
|---|------------------------|
| 1 | Don Cuervo             |
| 2 | Nothing Bundt Cakes    |
| 3 | U Paint Pottery Studio |

