

FOR LEASE

Premier Class "A" Mixed-Use Development



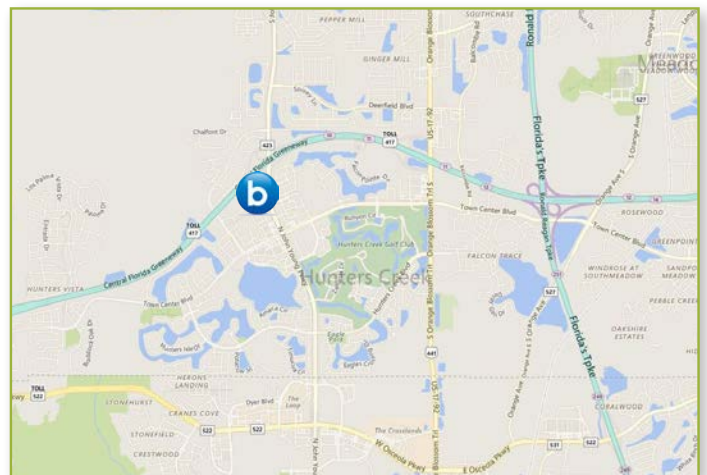
LAST RETAIL SUITE REMAINING IN THE CENTER!

Located in the heart of the Hunter's Creek Community, this Premier Class "A" mixed-use development offers unique amenities, attractive landscaping, and elegant architectural & decorative details. Located at the corner of S. John Young Parkway & SR 417, highly visible monument and building signage is available. Co-tenants include Cold Stone, Firehouse, Massage Envy, Insight Credit Union & more.

PROPERTY DETAILS

- >> Lease Rate: \$30.00 / SF NNN
- >> Available SF: 1,227 SF
- >> Parking: 5/1,000 SF
- >> Signage: Facade & Monument
- >> Traffic Count: 42,000 AADT - SR 417
60,800 AADT - John Young Pkwy

DEMOGRAPHICS	1-Mile	3-Mile	5-Mile
POPULATION	11,352	70,928	183,438
AVERAGE INCOME	\$80,916	\$67,527	\$57,351



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