

**LOCATION AERIAL**



**PROPERTY DESCRIPTION**

Retail space available at Home Depot out lot building along busy Highway 30. Located in close proximity to I-65 Interchange. Over 3 Million square feet of retail shopping within one mile. Cross Easements with Westfield Southlake Mall and Target.

■ **AREA TENANTS**

Home Depot, Harlem Furniture, Petsmart, Target, Macy's, Costco, Lowe's, Best Buy, Sam's Club, Wal-Mart, JC Penney, HH Gregg, Southlake Mall.

■ **GLA**

97,163 SF

■ **AVAILABLE SF**

2,500 SF

■ **TRAFFIC COUNT**

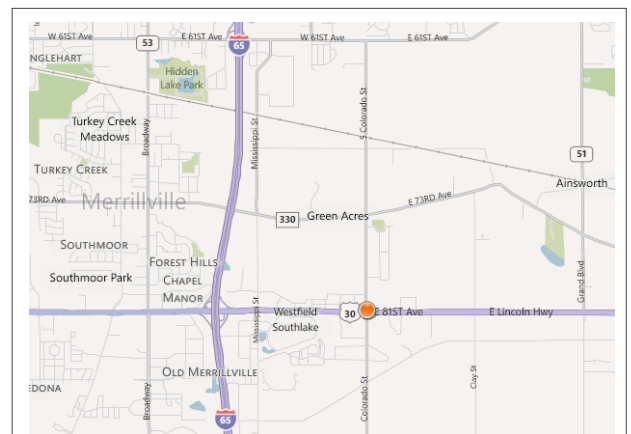
70,000 VPD

■ **PARKING RATIO**

5.57/1,000 SF

■ **SIGNAGE**

Highly visible storefront and pylon sign available



**SITE PLAN**



**DEMOGRAPHICS**

|                  | 3 MILE   | 5 MILES  | 7 MILES  |
|------------------|----------|----------|----------|
| ■ POPULATION     | 24,855   | 93,930   | 345,747  |
| ■ HOUSEHOLDS     | 6,778    | 30,432   | 61,956   |
| ■ AVG. HH INCOME | \$61,728 | \$66,534 | \$68,885 |

**CONTACT INFORMATION**

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