

**AVAILABLE  
2,000 SF  
ENDCAP WITH  
DRIVE THRU**







24,022 VPD

302,480 VPD

West Rd

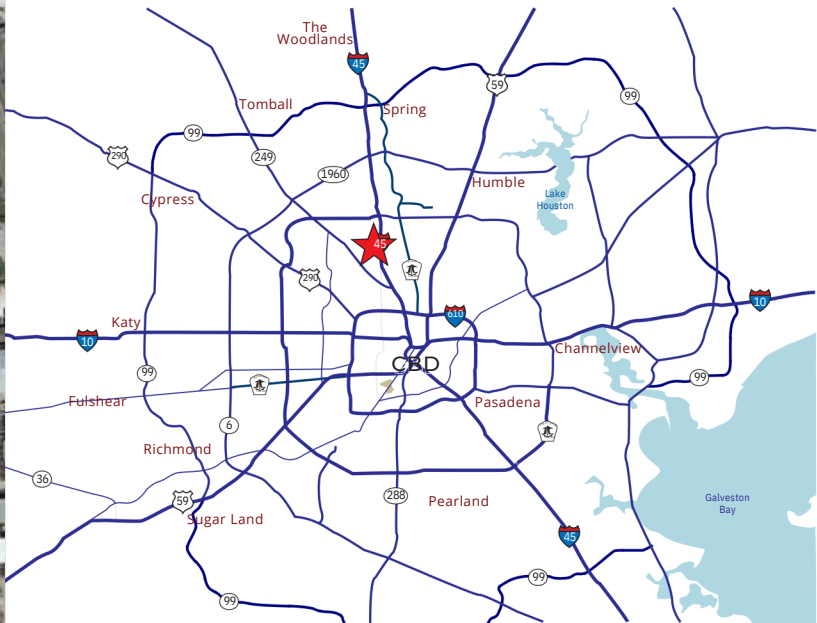
Sweetwater Ln

Northville St

Blue Bell Rd

**SITE**

Proposed  
**Party City**  
**Marshalls**  
 Famous Footwear  
**petco**  
where the healthy pets go



**Property Description**

- New Development
- 100% Leased
- Current tenants include Aaron's, Mattress One, Tacos la Bala, Planned Parenthood, Title Max and Allstate
- Close proximity to I-45/North Fwy & West Rd with numerous national retailers including Walmart, Fry's, The Dump, Academy, Home Depot, Office Depot, Ross, Dollar Tree, Fallas Parades, Aldi & more

**Available:** 3,400 SF End Cap  
**Pricing:** Call for Rates/Pricing

**Traffic Counts**

I-45: 302,480 VPD(TXDOT 2015)  
 West Rd: 24,022 VPD (MPSI 2014)

**Demographics**

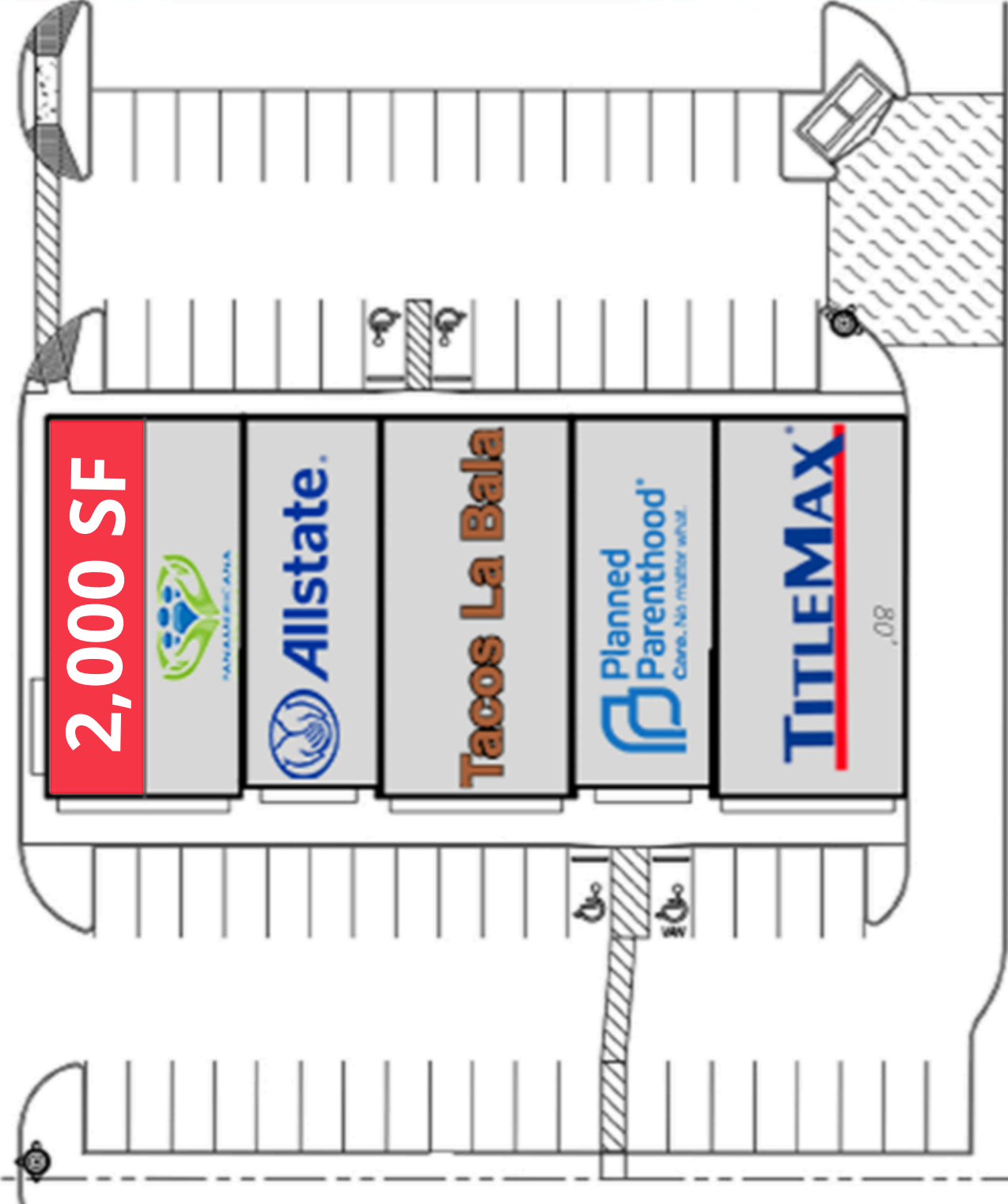
	1-mile	3-miles	5-miles
2016 Population	9,757	111,12	319,53
Daytime Population	12,600	6	8
Avg HH Income	\$48,985	126,43	310,95
		3	6
		\$44,03	\$48,21
		2	8

**Area Retailers**



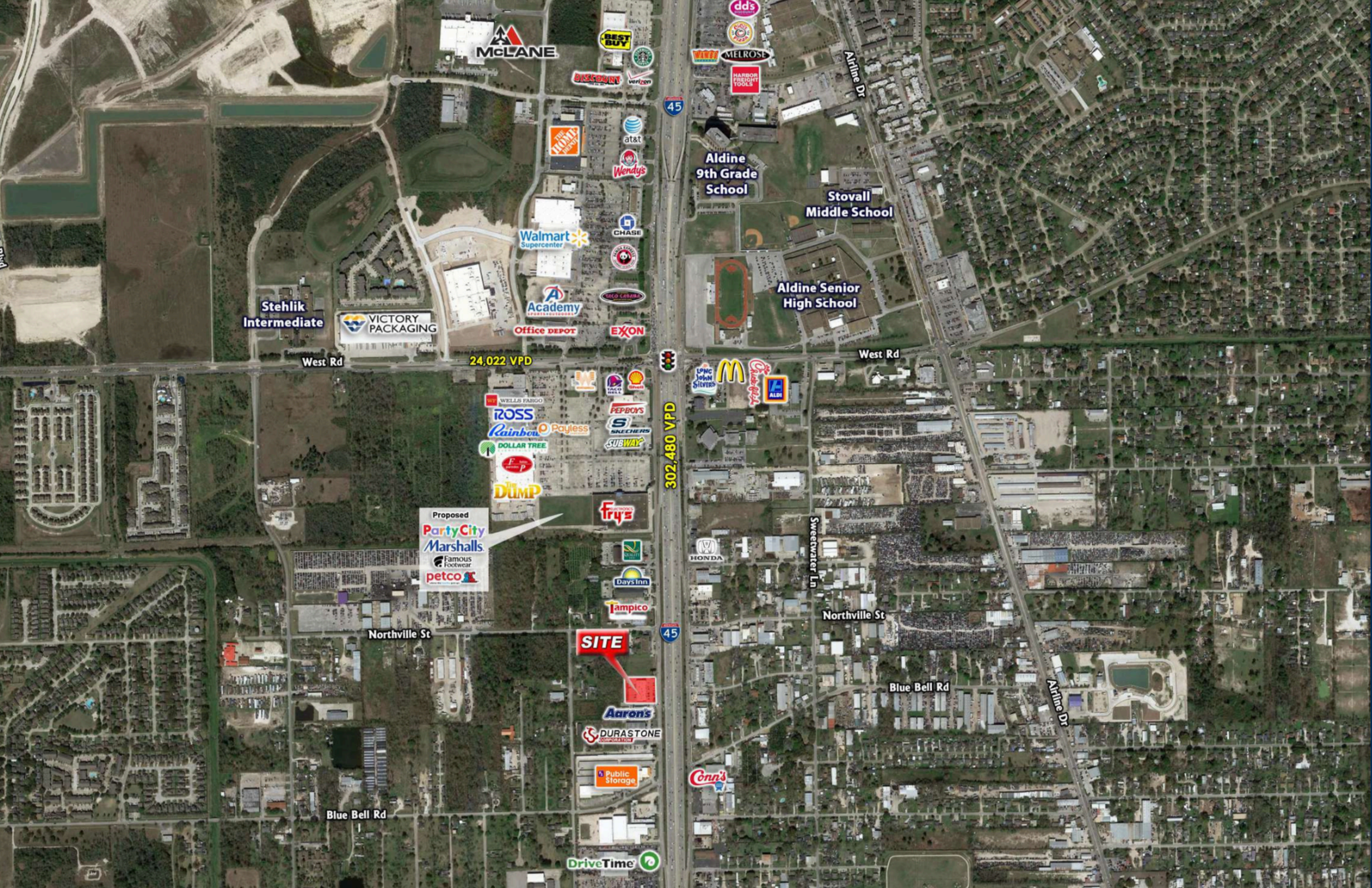


**Aaron's**



**SITE PLAN**





**RETAIL AERIAL**