

42,971 SF Building on a +/- 2.8 Acre Lot  
Within the Prairie Fire Development



**POTENTIAL USES**

Grocery, Junior Box, Retail, Medical, Entertainment

**TRAFFIC**

135th Street	33,800 VPD
Lamar Ave	7,900 VPD

**SPECIAL FEATURES**

- Strong Retail Corridor with excellent co-tenancy.
- New Construction
- Ample Parking
- Excellent Access with multiple easements throughout the Prairie Fire Center.

**DEMOGRAPHICS**

POPULATION	3 Mile	86,622
	5 Mile	185,026
DAYTIME POPULATION	3 Mile	66,621
	5 Mile	155,737
AVERAGE HH INCOME	3 Mile	\$167,478
	5 Mile	\$154,002



135th Street

Beverly Street

Outlook Street

Nail Ave

Lamar Ave



137th Street