

POTENTIAL USES

Retail, Restaurant, Medical

TRAFFIC

63rd Street	27,400 VPD
Cass Avenue	24,400 VPD

SPECIAL FEATURES

- 63rd Street Outlot available next to a heavily trafficked Raising Canes
- Strong visibility along prime intersection of Cass Ave and 63rd Street
- Junior anchor next to grocer available
- Northerly endcap of Cass Avenue strip center available
- Compelling demographics with a population of nearly 114,000 people within 3 miles and an average household income of \$137,874
- Ample parking
- Numerous full and partial access points along Cass and 63rd
- Many Signage opportunities available

DEMOGRAPHICS

POPULATION	3 Mile	112,932
	5 Mile	224,372
DAYTIME POPULATION	3 Mile	109,703
	5 Mile	243,311
AVERAGE HH INCOME	3 Mile	\$137,874
	5 Mile	\$145,029

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im PROPERTIES

THE BRADFORD REAL ESTATE COMPANY



View Site Video [HERE](#)

Market Centre

