

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 |



Lamar Ave



Beverly Street

GROCER

135th Street



137th Street



Outlook Street



Nail Ave

RESIDENCES
AT PRAIRIEFIRE
APARTMENT HOMES