

# FURNITURE KING BUILDING ON I-35

SELMA, TX | NWC I-35 AND OLYMPIA PARKWAY



- **DO NOT DISTURB** | tenant operating
- Freestanding retail building on I-35, directly across from The Forum [1.2 MM SF Power Center]
- Excellent visibility and pylon signage
- Traffic counts on I-35 exceed 165,000 vehicles per day
- Olympia Parkway serves as the primary entrance to The Forum for Southbound traffic on I-35

## DEMOGRAPHICS:

	1 MILE	3 MILE	5 MILE
2016 Population	7,224	63,013	184,582
2016 Daytime Population	6,413	64,495	164,435
2016 Average HH Income	\$82,404	\$75,213	\$75,984
2016 Median HH Income	\$75,443	\$64,601	\$65,173

## TRAFFIC COUNTS:

IH-35: 169,017 VPD  
Loop 1604: 107,780 VPD

AVAILABLE SF: 8,220 SF

LEASE RATES: CALL FOR RATES

NNN: \$4.66 PSF

## TRAFFIC GENERATORS:

TARGET

COSTCO  
WHOLESALE

Academy  
SPORTS & OUTDOORS

TOYS R US

BABIES R US

KOHL'S  
expect great things

THE HOME DEPOT

ROSS  
DRESS FOR LESS

T.J. MAXX

BEST BUY

THE retail CONNECTION

FOR MORE INFORMATION, PLEASE CONTACT:

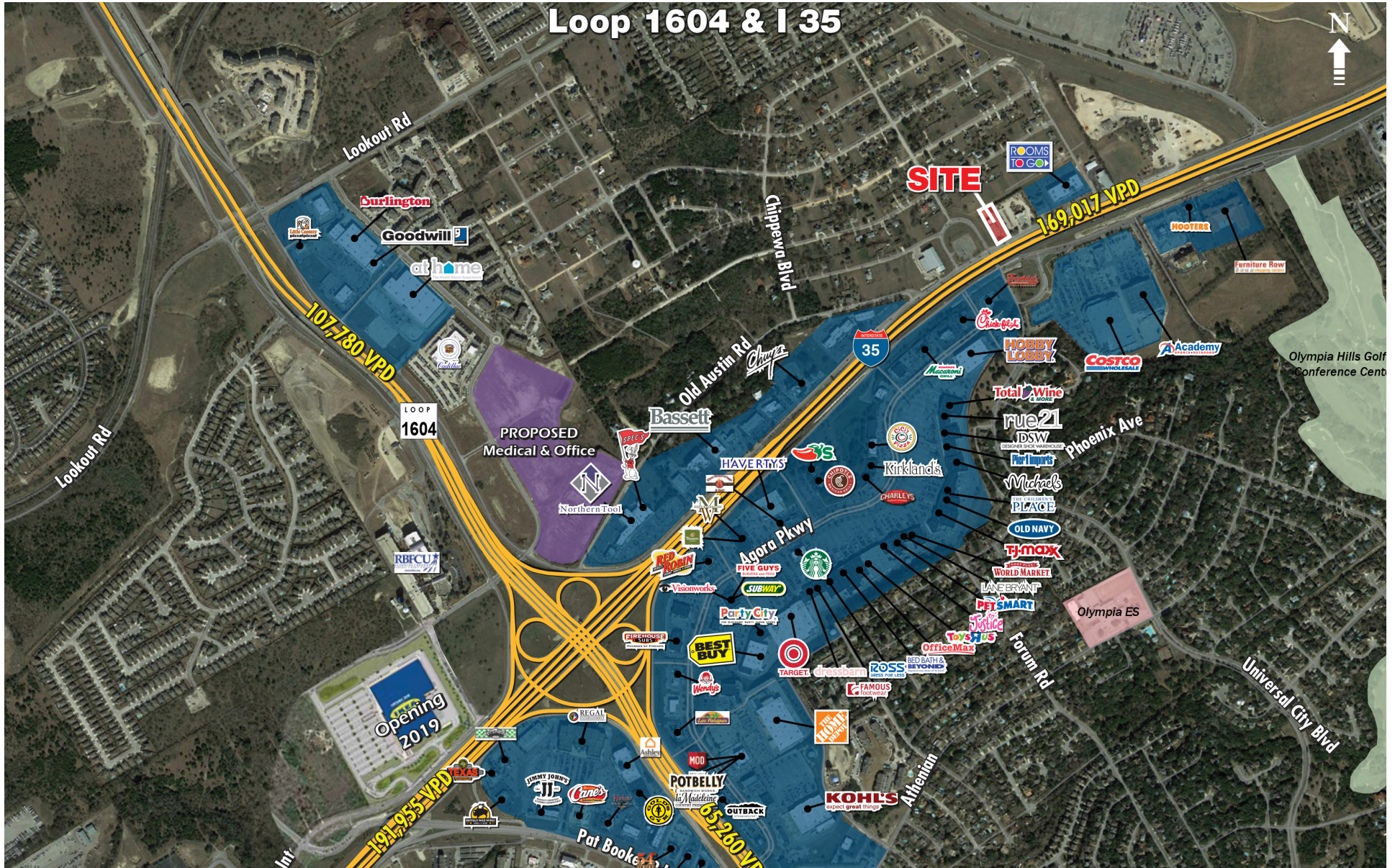
EDDIE KOPFLOW

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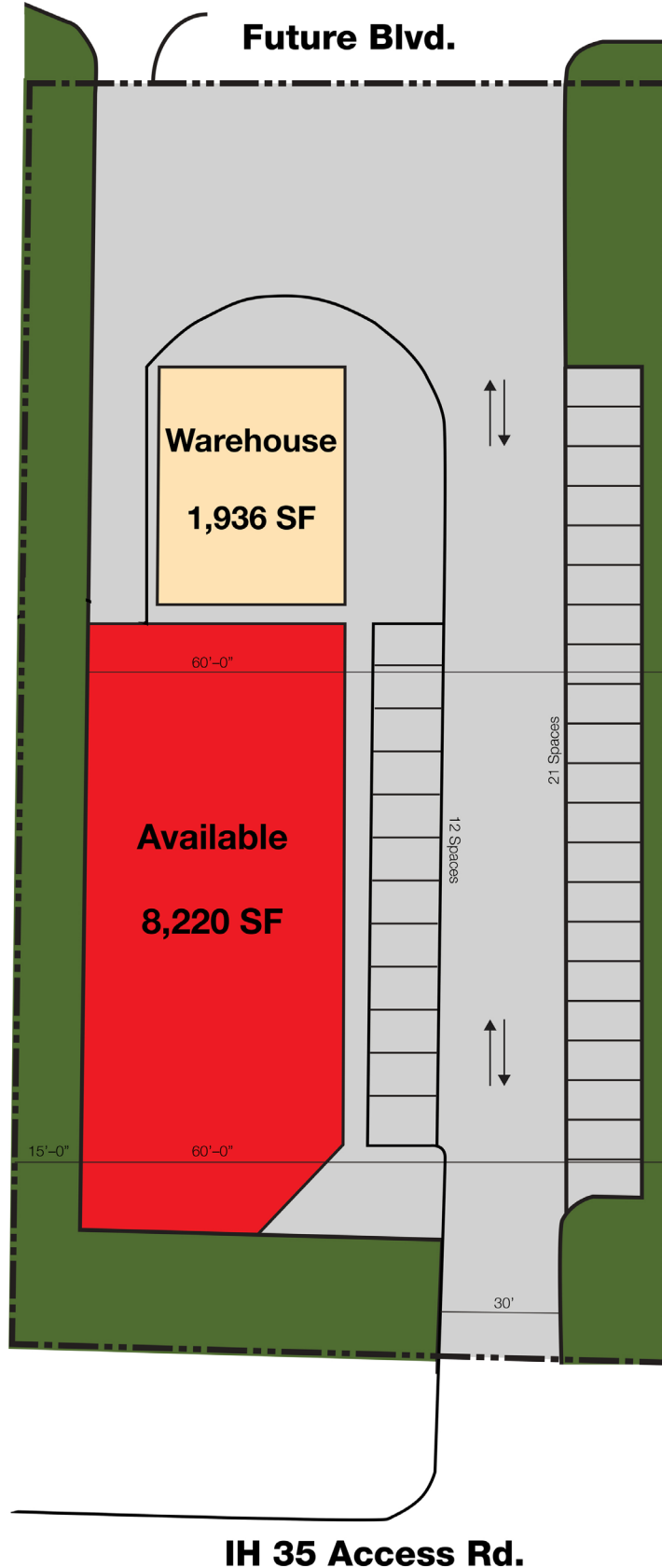
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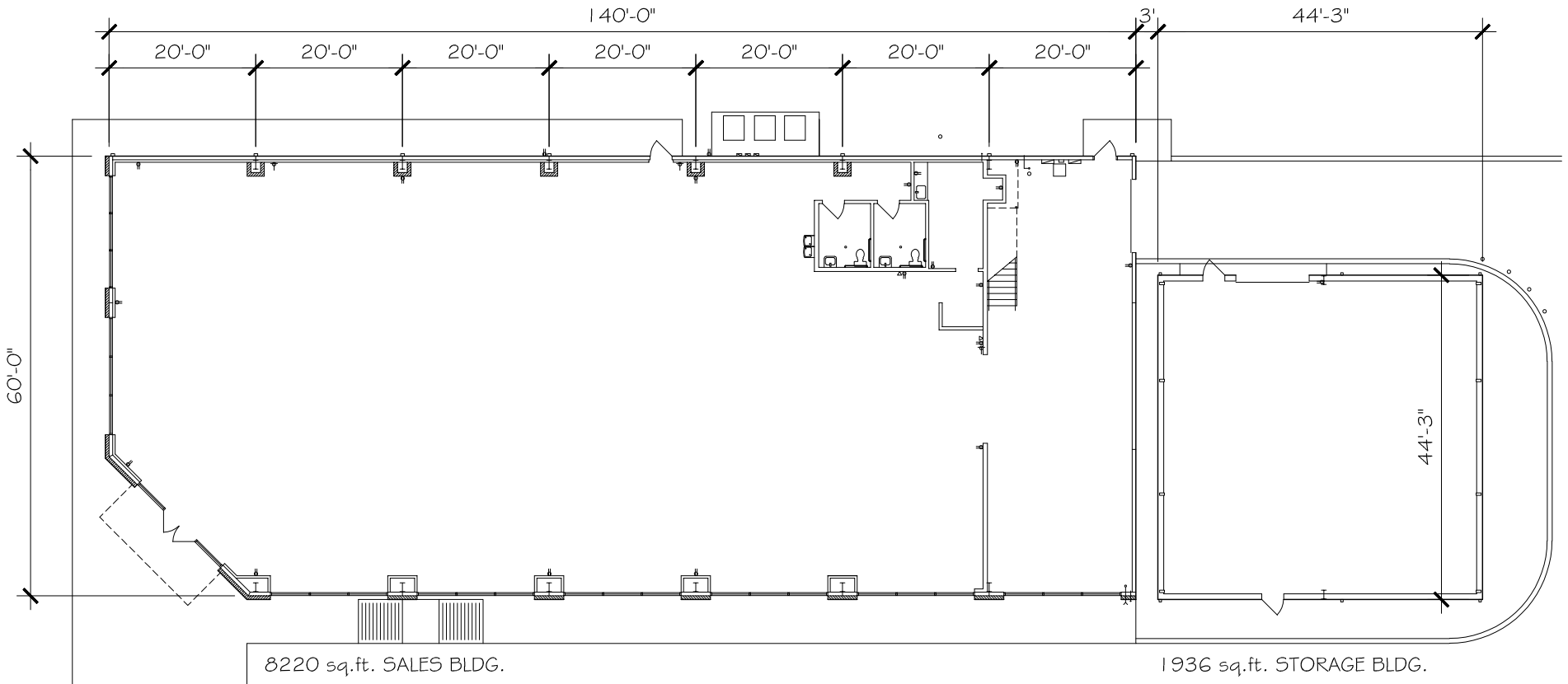
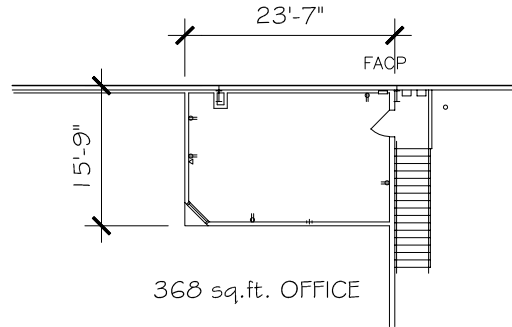
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