



**FOR GROUND LEASE OR BUILD-TO-SUIT**  
**APPROVED FOR ±6,250 SF SHOPS WITH DRIVE-THRU ENDCAP**  
*NWC Fifth St. and Palm Ave., Highland*



## FEATURES:

- Available for Ground Lease or Build-to-Suit
- Proposed Freestanding Building Suitable for Single or Multi-Tenant Retail
- Available Restaurant Endcap with Drive-Thru
- Divisible to ±1,250 SF
- Great Corner Location at Signalized Intersection of Major Traffic Corridors
- Excellent Visibility and Access
- High traffic intersection



**ESTIMATED 2019 POPULATION**  
 3 Mile Radius  
**84,117**



**ADJ. DAYTIME DEMOGRAPHICS**  
 3 Mile Radius  
**52,755**



**AVERAGE HOUSEHOLD INCOME**  
 3 Mile Radius  
**\$73,402**



**TRAFFIC COUNTS**  
 On 5th St. **25,950K CPD**      On Palm Ave. **16,900K CPD**

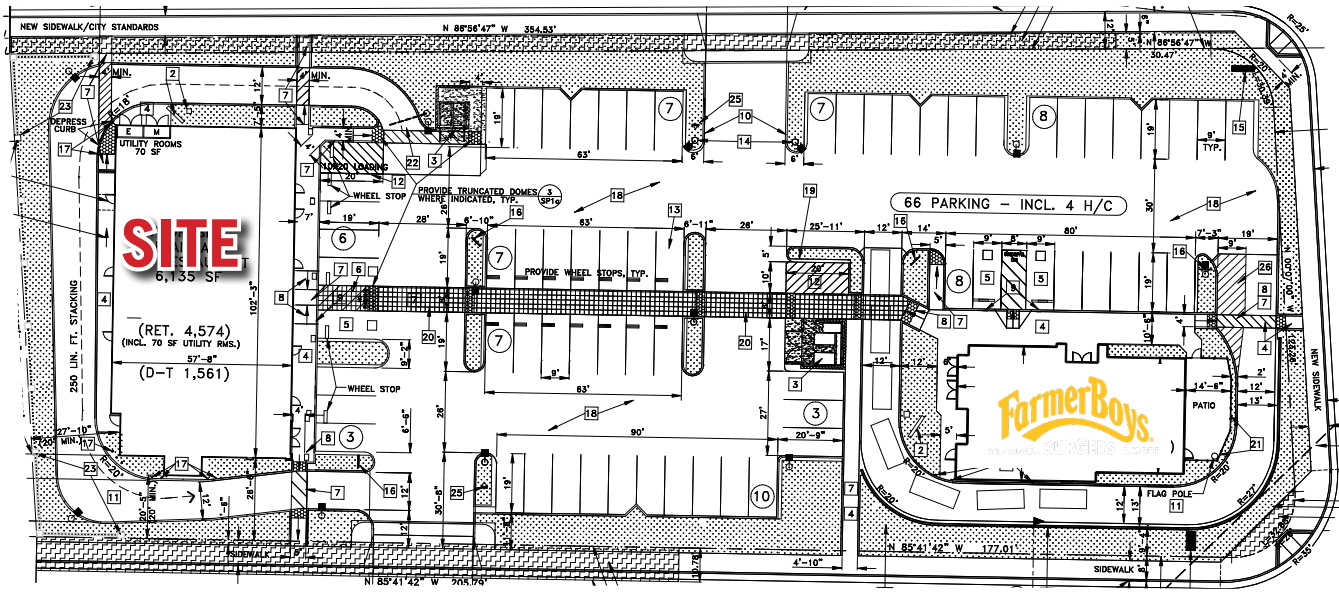
Source: Regis Online 2019 & City of Highland



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**SITE PLAN**



**LEE & ASSOCIATES**  
COMMERCIAL REAL ESTATE SERVICES

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