

For Lease

Property Description

- Within close proximity to Pecanland Mall (the only regional mall within 80 miles), major concentration of national and regional retailers, hotels and restaurants.
- Great visibility and accessibility from Interstate 20
- Top traffic counts - businesses around the center include: Winn-Dixie, Cross Gates Family Fitness, Walgreens, Family Dollar, Wendy's, AutoZone and more.

Proposed Future Build Area

- 180,890 SF

Highlights

- Build-to-suit opportunities (minimum of 10,000 SF)
- Ground lease pad sites available (0.72 to 1 acre)

Notable Area Retailers

- Sam's Club, Dillard's, Dick's Sporting Goods, JCPenney, Pier 1 Imports, The Home Depot, Conn's Home Plus, Kohl's, Michaels, Shoe Carnival, Best Buy, PetSmart

Traffic Counts (ADT 2016)

- I-20 west of Pecanland Mall - 42,861



Overview

Proposed Site Plan

Retail Aerial

Demographics



Overview

Proposed Site Plan

Retail Aerial

Demographics



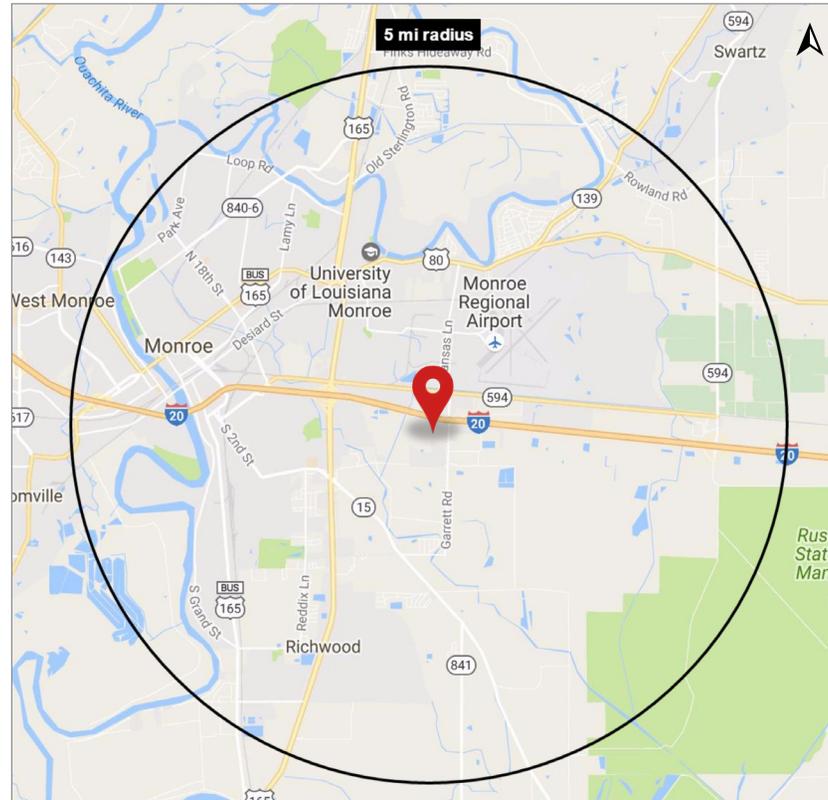
Overview

Proposed Site Plan

Retail Aerial

Demographics

Demographic Map



2019 Demographics	5 mi.
Population	69,743
Daytime Population	81,501
Median Age	33.5
Avg. HH Income	\$46,039