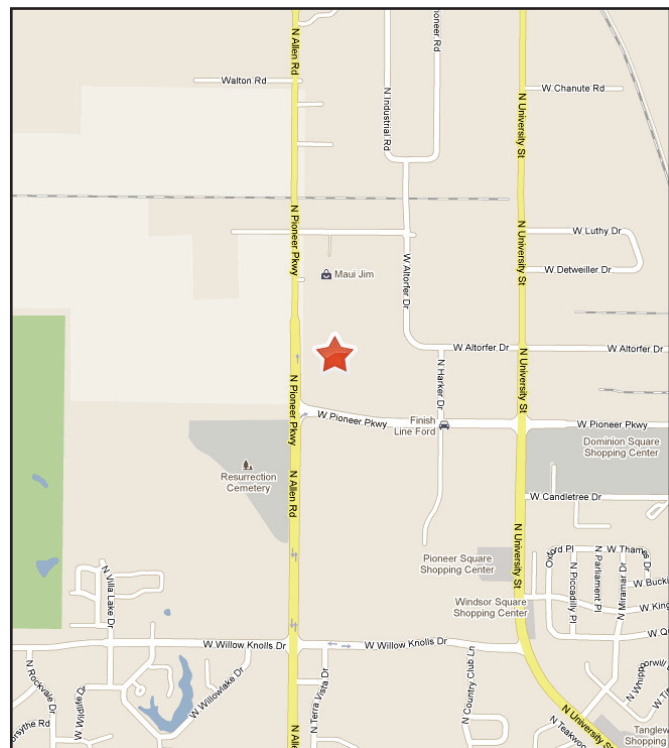




FEATURES:

- 3 spaces available:
 - Suite B: 1,487 Sq. Ft. (former Chillers Bar)
 - Suite C: 1,487 Sq. Ft. (former Sally Beauty Supply)
 - Suite D: 2,734 Sq. Ft.
- Other tenants include The Hair Cuttery and Dollar Tree
- Great location in growing retail corridor with high visibility
- Lease Rate: \$13.00 psf NNN

VICINITY MAP



CONTACT:

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Neighboring businesses include:

- Verizon Wireless
- Associated Bank
- Maui Jim
- Finish Line Ford
- Dollar Tree
- The Hair Cuttery

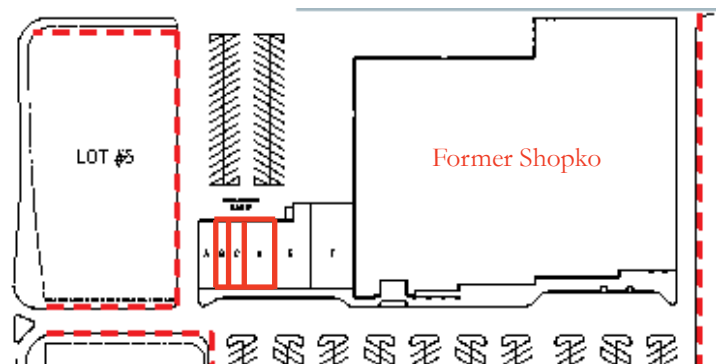
AREA DEMOGRAPHICS:	2010			2014		
	1 mile	3 miles	5 miles	1 mile	3 miles	5 miles
Average Population:	4,122	38,035	83,186	4,180	39,538	84,606
Average Household Income:	\$71,427	\$80,989	\$71,688	\$72,778	\$82,890	\$73,814
Median Age:	37.4	41.3	40.7	37.6	41.1	41.1

TRAFFIC COUNTS:

(cars per day)

Allen Rd. N of Pioneer Pkwy:	19,100 cpd
Allen Rd. S of Pioneer Pkwy:	20,000 cpd
West on Pioneer Pkwy:	14,400 cpd

SITE PLAN



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