



### RETAIL SPACE NOW AVAILABLE

Lease Rate:	Negotiable
Available SF:	50,580 SF
Building Size:	50,580 SF
Market:	Northwest

03272020

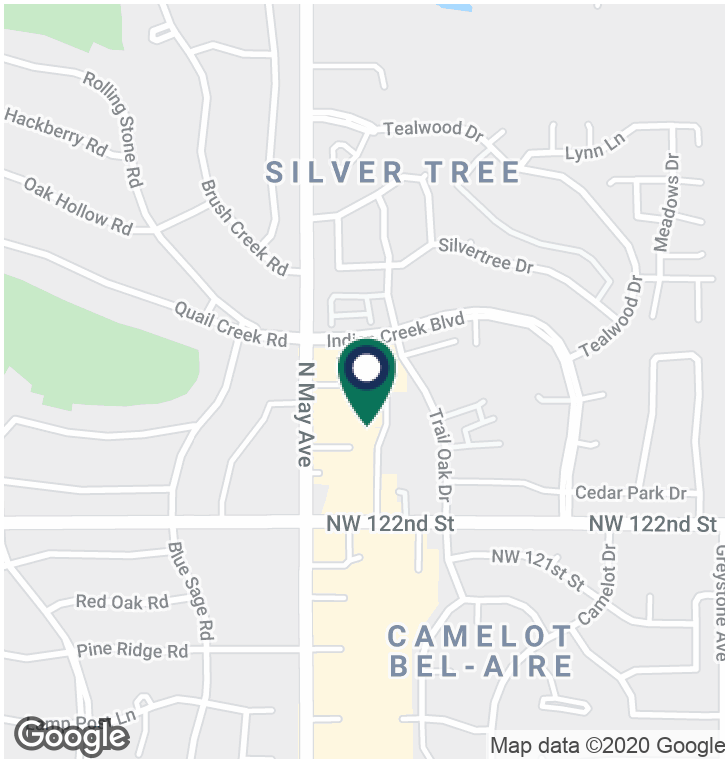
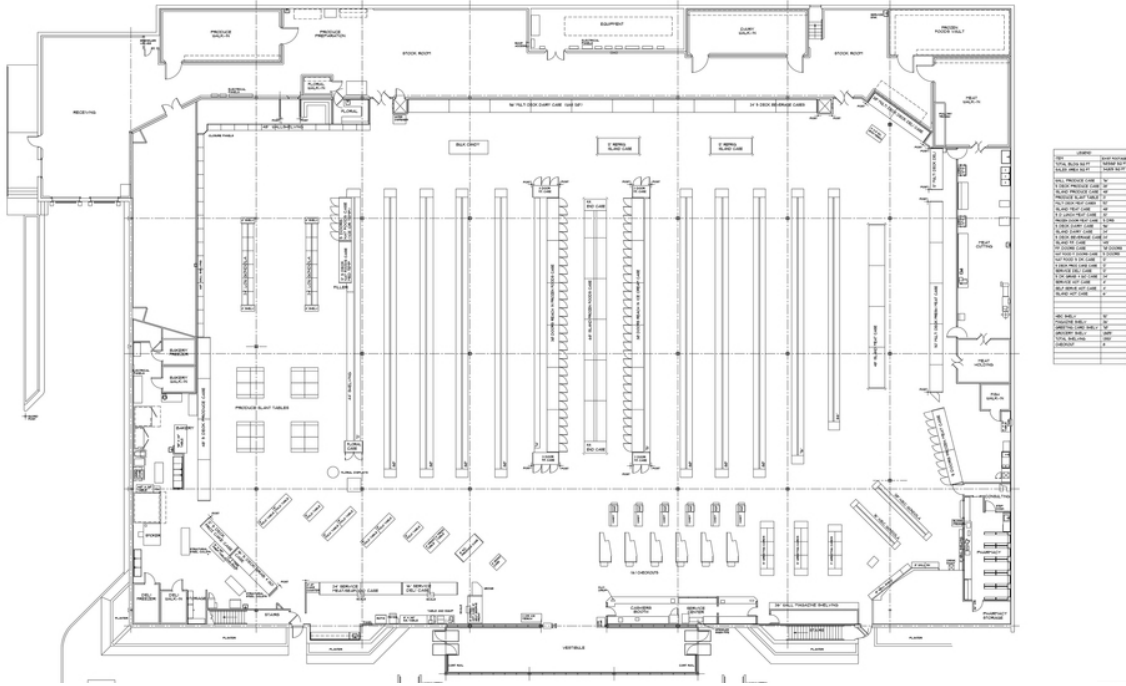
### PROPERTY OVERVIEW

Building is 50,580 square feet and sits on a parcel of 4.7126 acres.

Prominently located at a high traffic intersection of May Avenue and NW 122nd Ave, one mile south of Quail Springs Mall.

This high profile commercial intersection features Northpark Mall, at the southeast corner, Town & Country Shopping Center at the northwest corner, Quail Creek Bank and IBC Bank on the southwest corner.

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**DEMOGRAPHICS (PER 2010 CENSUS; 5 MILES RADIUS)**

Total Population	63,906
Population Density	63,906
Median Age	36.6
Median Age (Male)	34.6
Median Age (Female)	38.1
Total Households	29,587
# of Persons Per HH	2.2
Average HH Income	\$72,465
Average House Value	\$183,582

**TRAFFIC COUNTS (PER ACOG)**

N May Ave	North	21,383
N May Ave	South	21,223
NW 122nd	East	19,955
NW 122nd	West	23,706

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The information above has been obtained from sources believe reliable. While we do not doubt its accuracy, we have not verified it and make no guarantee, warranty, or representation about it. You and your legal and technical advisors should conduct a careful, independent investigation of the property to determine to your satisfaction to the suitability of the property for your needs.