



## Property Highlights

Former Blockbuster Video building that has been converted into a 6,500 square foot multi-tenant center.

Building is strategically located off I-20 (206,000 VPD) with cross-access to the light at South Hairston Road.

Very dense area with 78,447 residents within a 3-mile radius and 225,315 residents within a 5-mile radius.

Fantastic visibility with available pylon signage fronting Wesley Chapel Road (39,500 VPD).

Subway has leased 1,625 SF - the remaining 4,875 SF endcap can be subdivided with a patio.

### TRAFFIC COUNTS

39,500 VPD - Wesley Chapel Road  
19,400 VPD - South Hairston Road  
206,000 VPD - Interstate 20

Total Population

Daytime Population

Average HH Income

	1-mile	3-mile	5-mile
Total Population	9,231	78,447	225,315
Daytime Population	2,932	19,749	50,971
Average HH Income	\$55,554	\$59,567	\$61,548

Information contained herein has been obtained from sources deemed reliable. We have no reason to doubt its accuracy, but cannot guarantee it.



