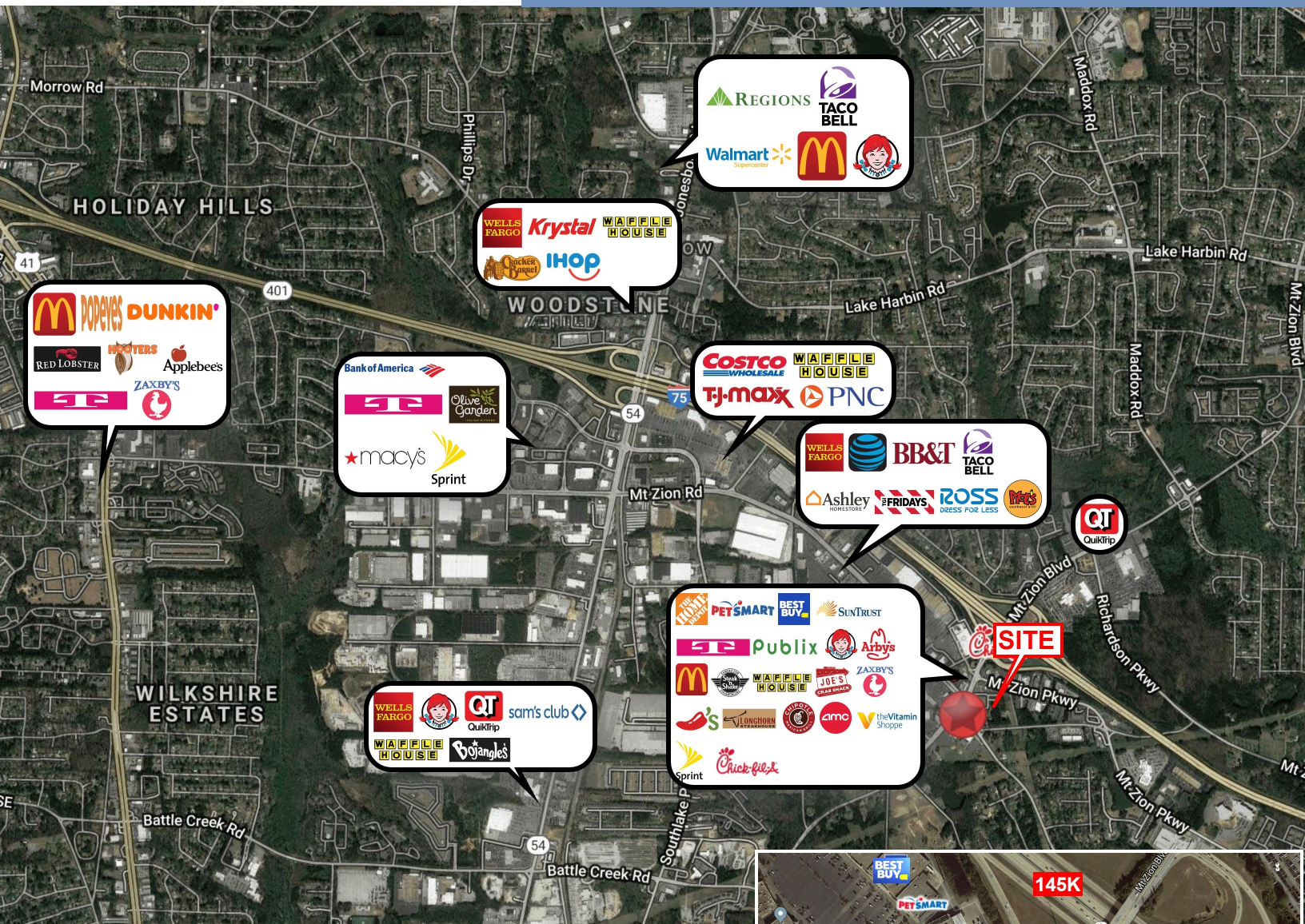


12,900 SF Multi-Tenant Retail For Lease or BTS Pad Site

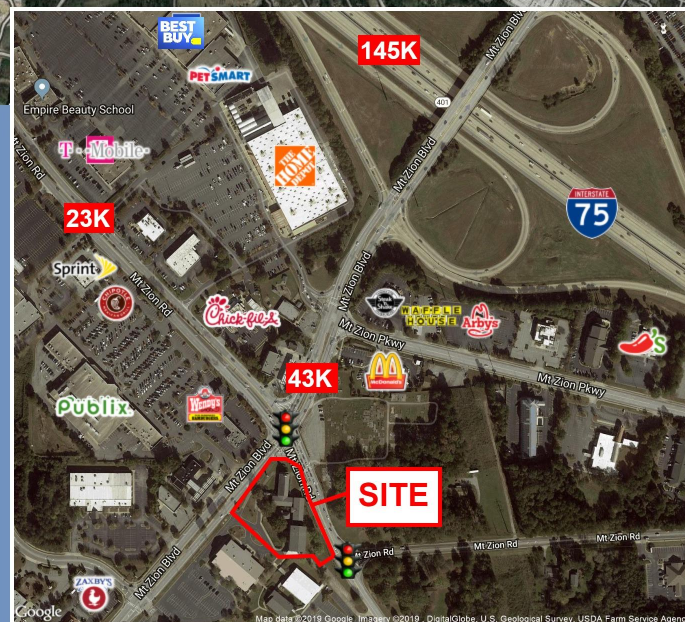
Mt Zion Blvd & Mt Zion Rd



12,900 SF Multi-Tenant Retail For Lease or Build to Suit Pad Site

Demographics:	1 Miles	3 Miles	5 Miles
Total Population	5,020	68,517	177,032
Average HH Income	\$62,452	\$56,558	\$60,898
Median Age	33.9	33	33.1
Daytime Employment	4,052	24,330	56,632

Traffic Counts: +/- 145,000 I-75
+/- 43,000 Mt Zion Blvd, +/- 23,000 Mt Zion Rd



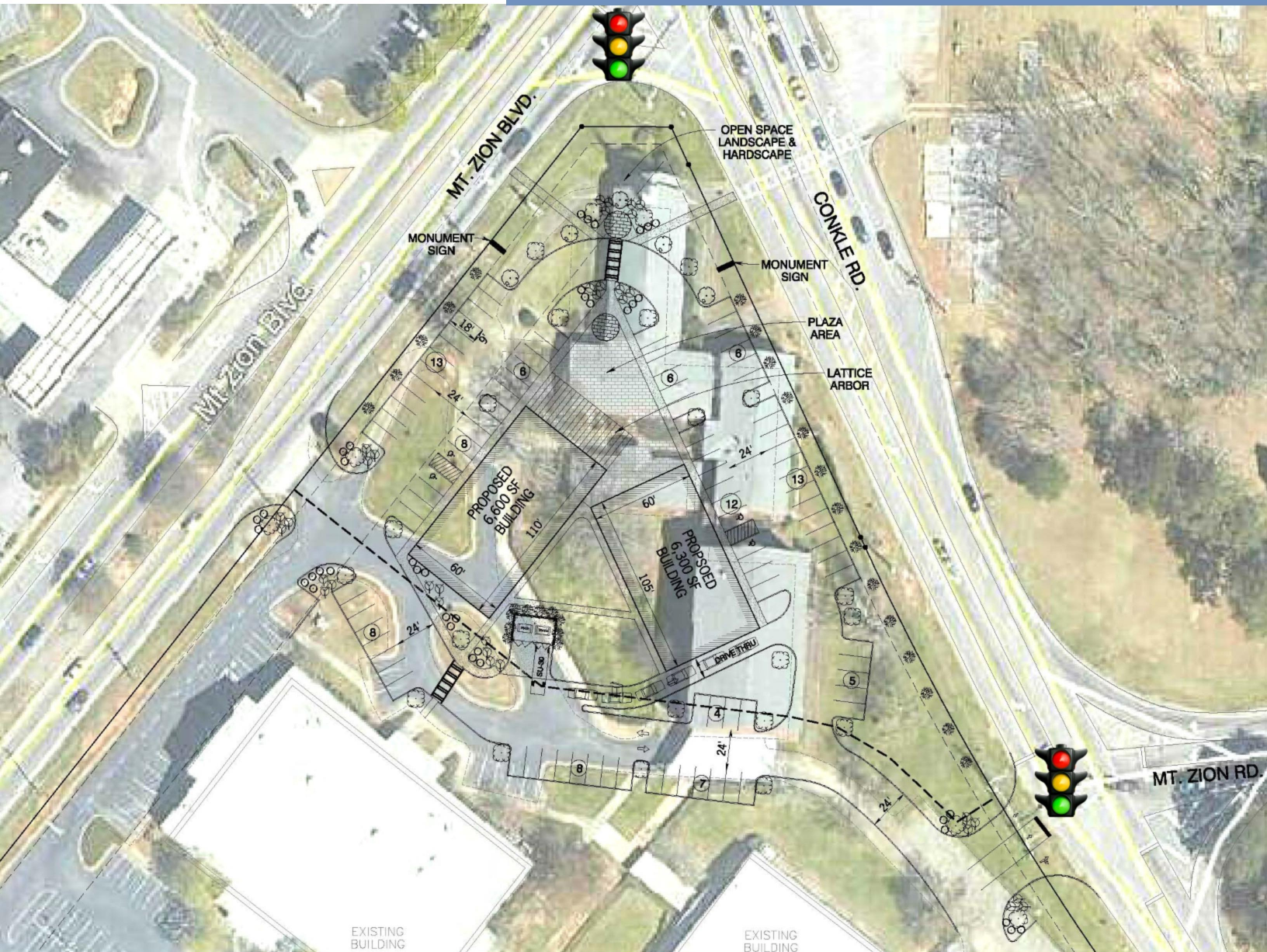
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12,900 SF Multi-Tenant Retail For Lease or BTS Pad Site

SWQ of Mt Zion Blvd & Mt Zion Rd



- **Opportunity for multi-tenant strip center and/or two (2) ground lease or build-to-suit pad sites**
 - **Ideal location along Interstate 75**
- **Hard corner lighted intersection within the heart of the Southlake Morrow retail submarket**
- **Excellent signage opportunity at the corner of Mt. Zion Rd and Mt. Zion Blvd**
 - **Direct access to two lighted intersections**
 - **Anticipated delivery Q4 2020**



12,900 SF Multi-Tenant Retail For Lease or BTS Pad Site

SWQ of Mt Zion Blvd & Mt Zion Rd



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