

- High Traffic Counts:
23,500 ADT
- Corner of S. Blosser Road and West Boone Street
- Next to Walmart Marketplace
- Entitled for Drive-Through Restaurant/Retail Building
- Asking rent:\$100,000 year, NNN
- Finished Retail and Office space also available



Parcel Characteristics	
Existing parking on entire site:	267 Spaces
Land Use Zone:	C2 PD Overlay
Building Area on Pad:	+/-3,000 sf. ft. pad for drive-through, plus 18 associated parking spaces

Strong retail location in the most recent Walmart Neighborhood Center. Located at the heavily traveled intersection of South Blosser Road and West Boone Street with daily traffic counts in excess of 23,500 vehicles per day. The site is entitled for an approx. 3,000 sq. ft. Drive -Through Restaurant / Retail Building and is situated on a 17,500 sq. ft. parcel.

