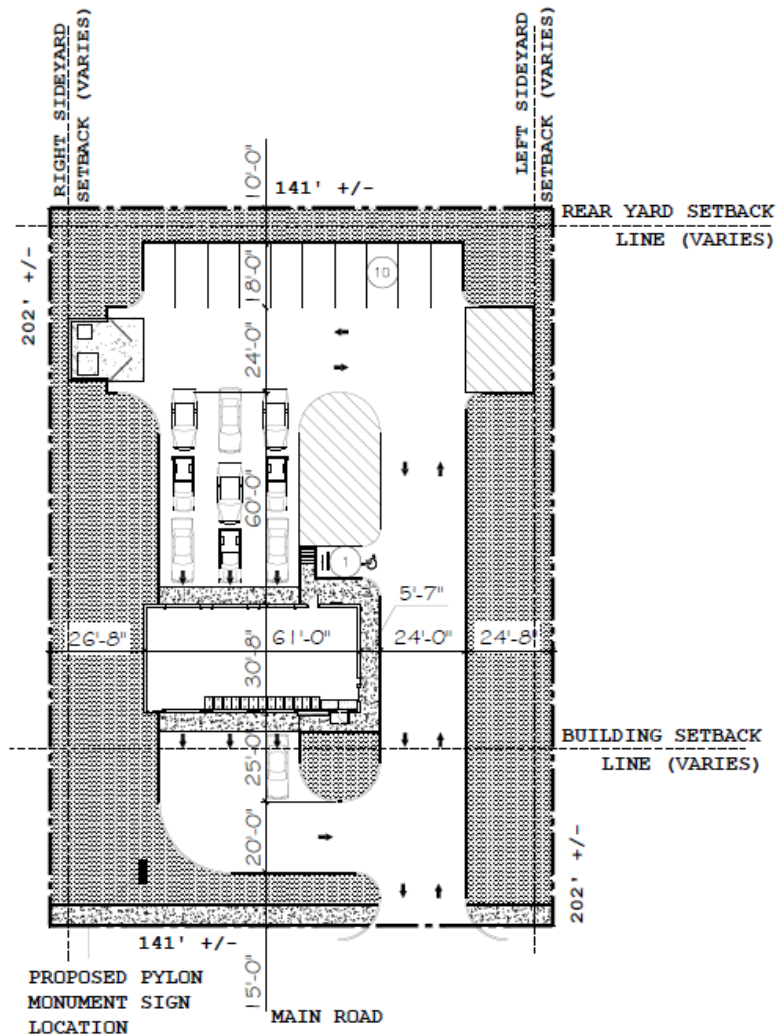


# Standard Site Plan



3 Bay



# Site & Building Characteristics

- Lot size of approximately 0.5 - 1AC acres
- Irregular lot shapes acceptable
- 24'-0" building height with distinctive architectural tower feature
- 1,339 - 1,726 sq.ft. building footprint
- Small footprint provides open sight lines to anchor tenants
- Adaptable to local architectural design requirements
- Parking for 11 vehicles
- Cross parking considered
- Premium signage package

## Trade Area

- High Energy Retail Areas, Power Centers, Big Box Anchored Strip Centers
- Pads of Leading Grocery Anchored Centers & Out Parcels with Direct Proximity
- Traffic - 20,000+ VPD
- High visibility
- Demographics ~ 20,000 HH within 5 minute drive time of site
- Income Levels - above average median HH

## Store Image

