



**31,080 SF AVAILABLE**

## Property Highlights

### AVAILABLE SF:

31,080 SF

### SUBLEASE RATE:

Contact Agent

- Former Gander Mountain space
- Year Built: 2000
- Exceptional visibility from Edgewood Road and Highway 151
- Immediate proximity to Westdale Mall and surrounding retailers
- Dense residential area surrounding the site

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## FLOOR PLAN & DEMOGRAPHICS



### Demographics

	1 Mile	3 Mile	5 Mile
Population	9,746	55,880	102,206
AVG. HH Income	\$65,304	\$70,101	\$73,702
Daytime Population	15,435	55,840	123,766

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