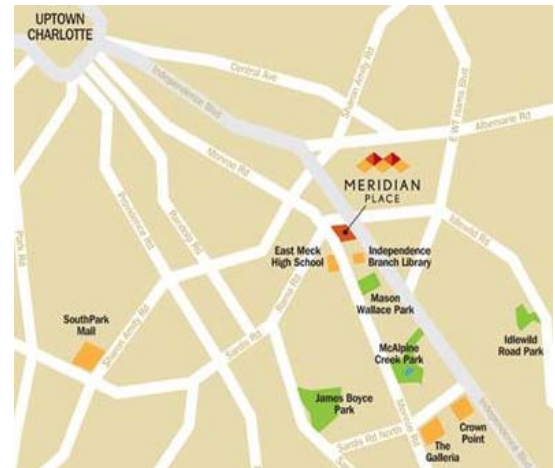




## Overview

- ◀ 20 acre multi use development
- ◀ Located on Monroe Road between Idlewild Road and Conference Drive
- ◀ 100,000 SF of commercial space
- ◀ Commercial outparcels available for ground lease
- ◀ Outparcels ranging from 1.08 – 4.74 acres
- ◀ Drive thrus available
- ◀ Two (2) 10,000 SF retail buildings for lease with great visibility from Monroe Road and Conference Drive
- ◀ Office and medical office sites for lease
- ◀ 260 urban chic apartment units



## Demographics

	POPULATION	HOUSEHOLDS	AVG. HH. INCOME
1 MILE	11,866	4,483	\$66,106
3 MILES	106,906	43,471	\$75,555
5 MILES	264,106	108,487	\$99,264

AVAILABILITY
5,872 SF (building 2)
1,266 SF (building 1)
1,192 SF (building 1)



# MERIDIAN PLACE

## Site Plan



## Tenant / SF

### Retail Building 1 (Monroe Road)

1. Hawthorne's / 4,965
2. Wing Stop / 1,478
3. Rex Cleaners / 1,192
4. AVAILABLE / 1,266
5. AVAILABLE / 1,192

### Retail Building 2 (Conference Drive)

1. Sprint / 2,500
2. MP Brewhouse / 1,628
3. AVAILABLE / 5,872

## Traffic Counts

Monroe Road south of Idlewild	Monroe Road north of Conference	Idlewild east of Monroe Road
31,000 AADT	27,000 AADT	18,000 AADT