



## Property Overview

Single-tenant, long-term, net leased retail store and consists of  $\pm 10,050$  SF. Dollar Tree is one of the largest retailers in North America with over 15,200 stores in operation.

The Property is positioned as an outparcel to the Megan Crossing shopping center ("Megan Crossing"), a 113,985 SF center anchored by Hobby Lobby and Tuesday Morning. Megan Crossing is positioned along Highway K, a highly trafficked retail corridor serving over 43,300 vehicles per day. Major retailers located in the immediate trade area include Home Depot, Walmart, Lowe's, and Target. The Property is located approximately 1 mile south of Interstate 70, providing high visibility and ease of access.

## Demographic Data

	1 Mile	3 Miles	5 Miles
Total Households	4,372	33,201	60,879
Total Population	12,412	93,514	169,067
Average Household Income	\$93,688	\$103,924	\$107,458

## Highlights

- » Building Size: 10,050 SF
- » Land Size: 1.01 Acres
- » Year Built: 2005



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# Aerial Photos

An aerial photograph of the Midland Mall area. A blue map overlay is positioned in the center-left, showing a green circular area with a white '1' and a green diagonal line pattern. The map overlay is placed over a white building with green signage that reads 'MIDLAND MALL'. To the right of the map overlay, there is a large parking lot filled with cars. In the background, there are more buildings, including one with a sign that reads 'HOBBY LOBBY'. The sky is clear and blue.

