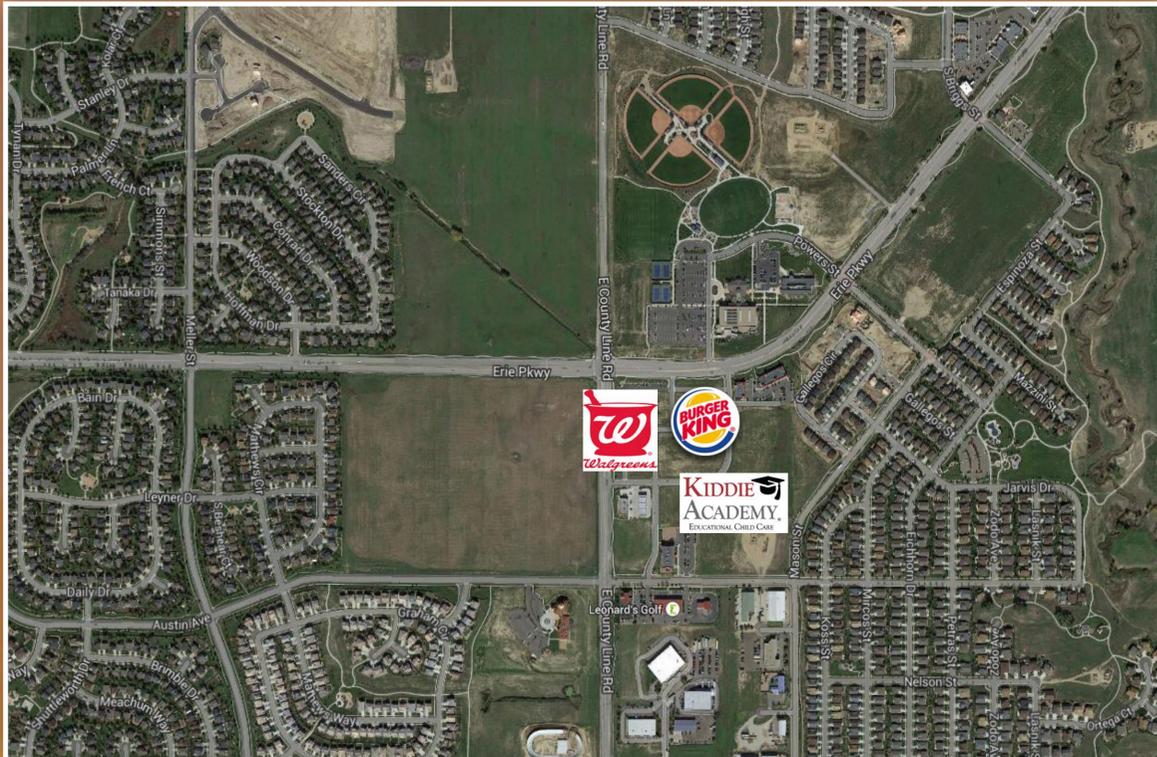


FOUR CORNERS

Erie Parkway & County Line Road

your customers are already here



AVAILABLE PROPERTY

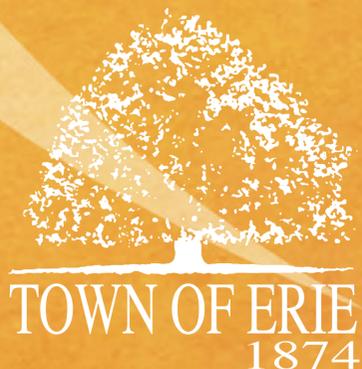
- **SWC:** Mixed-use project currently in entitlement process to include 10-15 acres of commercial surrounded by medium & high density residential products. Represented by RMCS.
- **NWC:** 20+/- acres zoned commercial represented by Regency Realty Group plus 28.55 acres mixed use
- **SEC:** Irwin & Hendrick, Finished lots from 1-3.25 acres at \$6-17/sf

Flourishing Families: Babies and Bliss

GENERAL DEMOGRAPHICS

	1 MILE	3 MILE	5 Mile
Population	6,883	24,991	57,591
Housholds	2,437	9,097	21,848
Avg. Household Income	\$119,408	\$121,261	\$111,454
Median Age	37.2	38.9	38.9
% Owner Occupied Housing Units	86.8%	86.2%	78.9%
% Age 25+ Bachelor Degree or Higher	48.1%	50.5%	50.7%

- AADT 19,000 (2014)
- Approximately \$25 million in grocery demand and no stores within two miles
- Join Burger King, Walgreens, County Line Wine & Spirits and Kiddie Academy (open Jan 2017)



For more information, visit us at
www.erieco.gov/economic_development
 303.926.2769

