



FAMILY-ORIENTED TENANT MIX

The Corners is located at the main entrance of Sunset Mall and is surrounded by national retailers including Target, Walmart, Ross, Lowe's, Sam's Club, The Home Depot, Best Buy, Gold's Gym, Academy Sports + Outdoors and Cinemark. The property is located in the heart of the San Angelo retail trade area. The site boasts excellent exposure to traffic on Southwest Boulevard and Loop 306.

PROPERTY OVERVIEW

Rental Rates: \$14.00 PSF
 NNN's: \$3.70 PSF
 Available Office Space: 3,000 SF (Divisible)

TRAFFIC COUNTS

Southwest Boulevard: 10,480 CPD
 Loop 306: 44,520 CPD

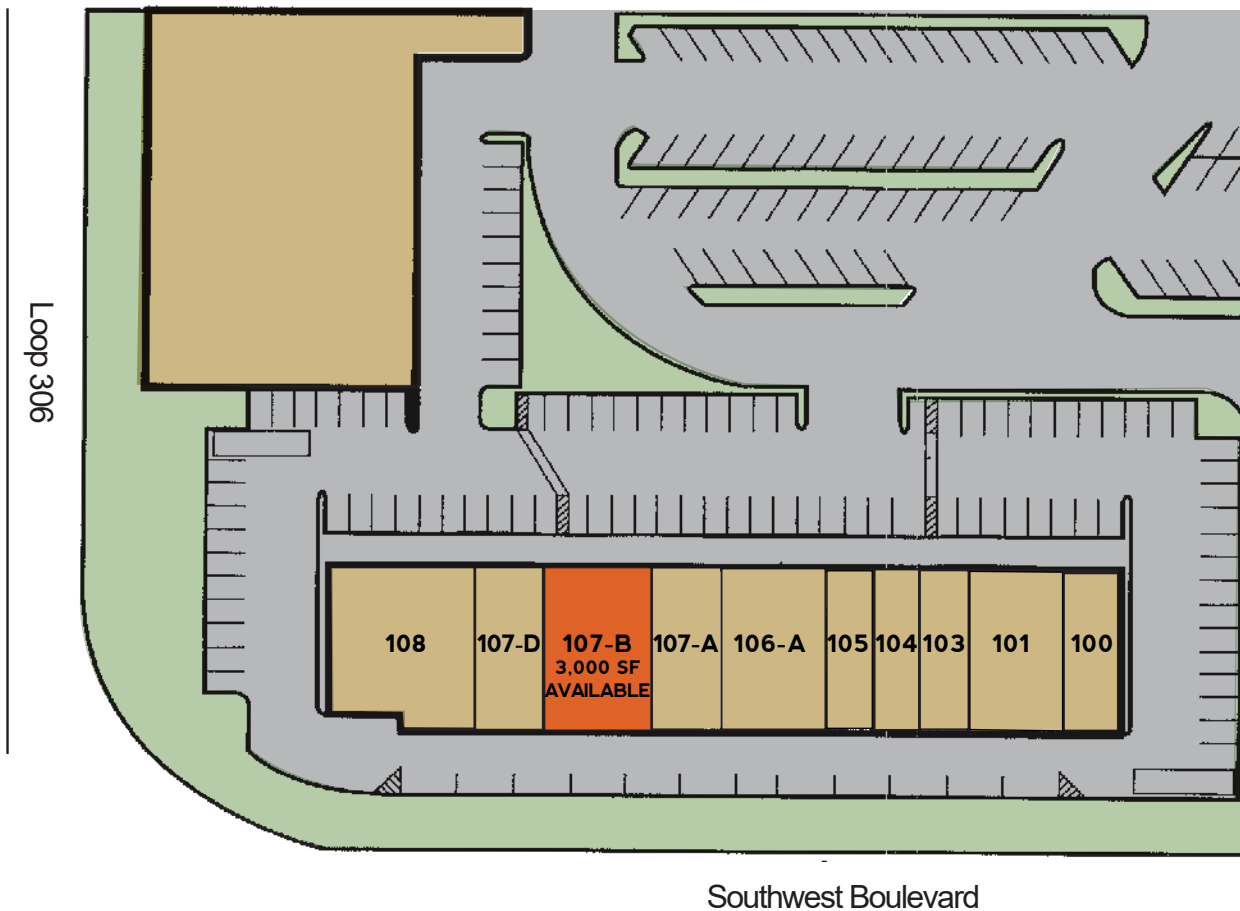
DEMOGRAPHICS

	1Mile	3Mile	5Mile
Population:	6,929	41,776	69,176
Workplace Employees:	3,909	17,201	34,271
Average HH Income:	\$61,289	\$59,544	\$53,591

TENANT ROSTER

SUITE	TENANT	SF	SUITE	TENANT	SF
100	Livingston Hearing Aid Center	1,500	106-A	Southwest Back Clinic	3,000
101	The Bank & Trust	2,400	107-A	Supercuts	1,280
103	Pro-Nails	1,200	107-B Available (Divisible)		3,000
104	Edward D. Jones	1,241	107-D	Allstate Insurance	983
105	TWC	968	108	Dr. Douglas T. Holle	4,450

SITE PLAN



- AVAILABLE FOR LEASE
- NOT AVAILABLE