



Walmart Padsite

Property Highlights

- A ±35,719-SF padsite between Chick-fil-A and 7Brew Coffee and fronting Shawnee Bypass (21,436 VPD) is available for sale, build to suit or ground lease.
- The property fronts Highway 62 and is in close proximity to Highway 69
- Nearby retail and restaurants include Buffalo Wild Wings, Chili's, Freddy's Frozen Custard, McAlister's Deli, Panda Express, Petco, Ross, TJMaxx, Walmart, and various other national and local users

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Demographics

Distance	Average Household Income	Population	Daytime Employees
1 Mile	\$35,535	1,945	2,676
3 Miles.....	\$50,841	26,337	18,287
5 Miles.....	\$56,431	39,416	25,428