



FOR LEASE

AVAILABLE SPACE  
1,706 - 4,045 SF

ZONING  
COMMERCIAL

CALL LISTING AGENT FOR  
MORE INFORMATION

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PROPERTY HIGHLIGHTS

Located on the corner of Emerald Pass and Peyton Pass just one block from busy Eastlake Blvd. and across the street from Eastlake high school. This development will be a mix of retail, medical and office use.

Property sits south of Eastlake Blvd. right behind Murphy USA and Sonic Restaurant which share many access points from all surrounding streets



AREA TRAFFIC GENERATORS



EASTLAKE HIGH SCHOOL



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DEMOGRAPHIC SNAPSHOT 2021



42,577  
 POPULATION  
 3-MILE RADIUS



\$72,476  
 AVG HH INCOME  
 3-MILE RADIUS



\$328,801  
 AVG HH/YEAR  
 SPENDING



TRAFFIC COUNTS  
 EASTLAKE BLVD: 25,814 VPD  
 PEYTON DR: 3,152 VPD  
 (TDT)







