



# The Shops at Blue Grass Terrace

South West Side of 50th Avenue and Kipling Parkway

1,000 - 7,040 sq. ft. available  
Rental Rates: \$21.00 - \$23.00 per sq. ft.

**Property Description:**

Shared access with the new Arvanda Ridge Super Target, Starbucks and NAPA Auto Parts.

Great visibility and easy access.

Fantastic fast food / restaurant location with OUTDOOR seating areas.

Free-span construction, lots of glass, and bright colors .

**Location Description:**

Located just off of I-70 and Kipling on the west side. 50th avenue has been extended with 4 lanes. Blue Grass Terrace faces directly toward the new Super Target and shares a light at the main entrance

**Traffic Count:**

45,600 cars per day at Kipling and 50th ave.

**Demographics**

	1mile	2mile	3mile
Population:	10,063	43,664	94,264
Households:	4,537	18,839	40,430
Median Income:	\$37,763	\$43,173	\$47,491



The information contained herein while based upon data supplied by sources deemed reliable, is subject to errors or omissions and is not in any way warranted by Huntington Properties or Aron Development Company, or by any agent, independent associate, subsidiary or employee of Huntington Properties or Aron Development Company. This information is subject to change without notice.

Contact:  
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**HUNINGTON**  
PROPERTIES • INC  
www.hpiproperties.com



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**SUPER****TARGET**

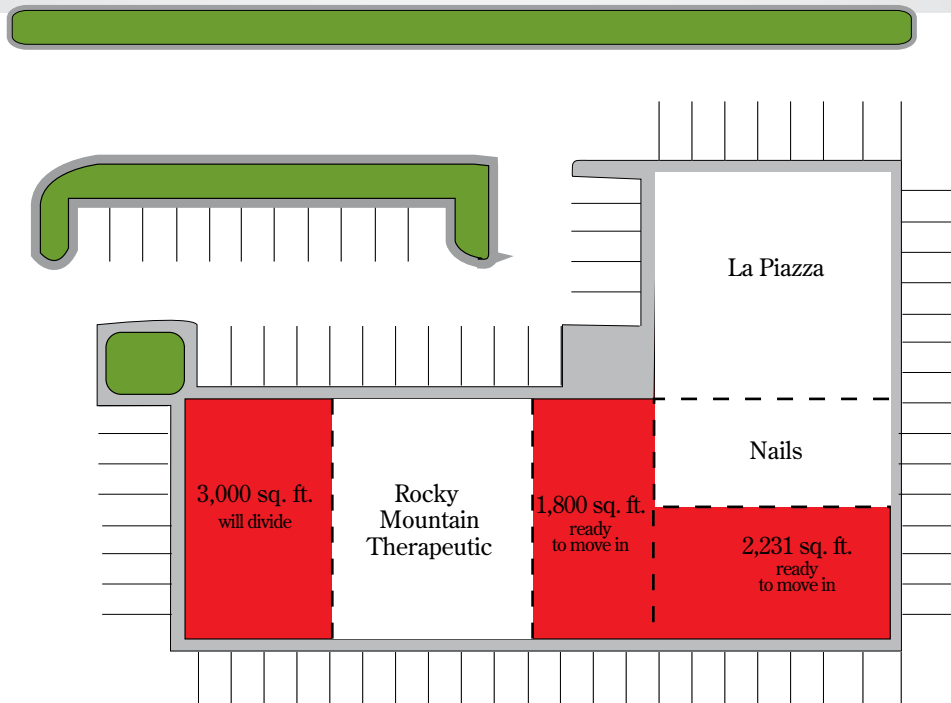
**Guaranty**  
BANK

50th Avenue

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Kipling St



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