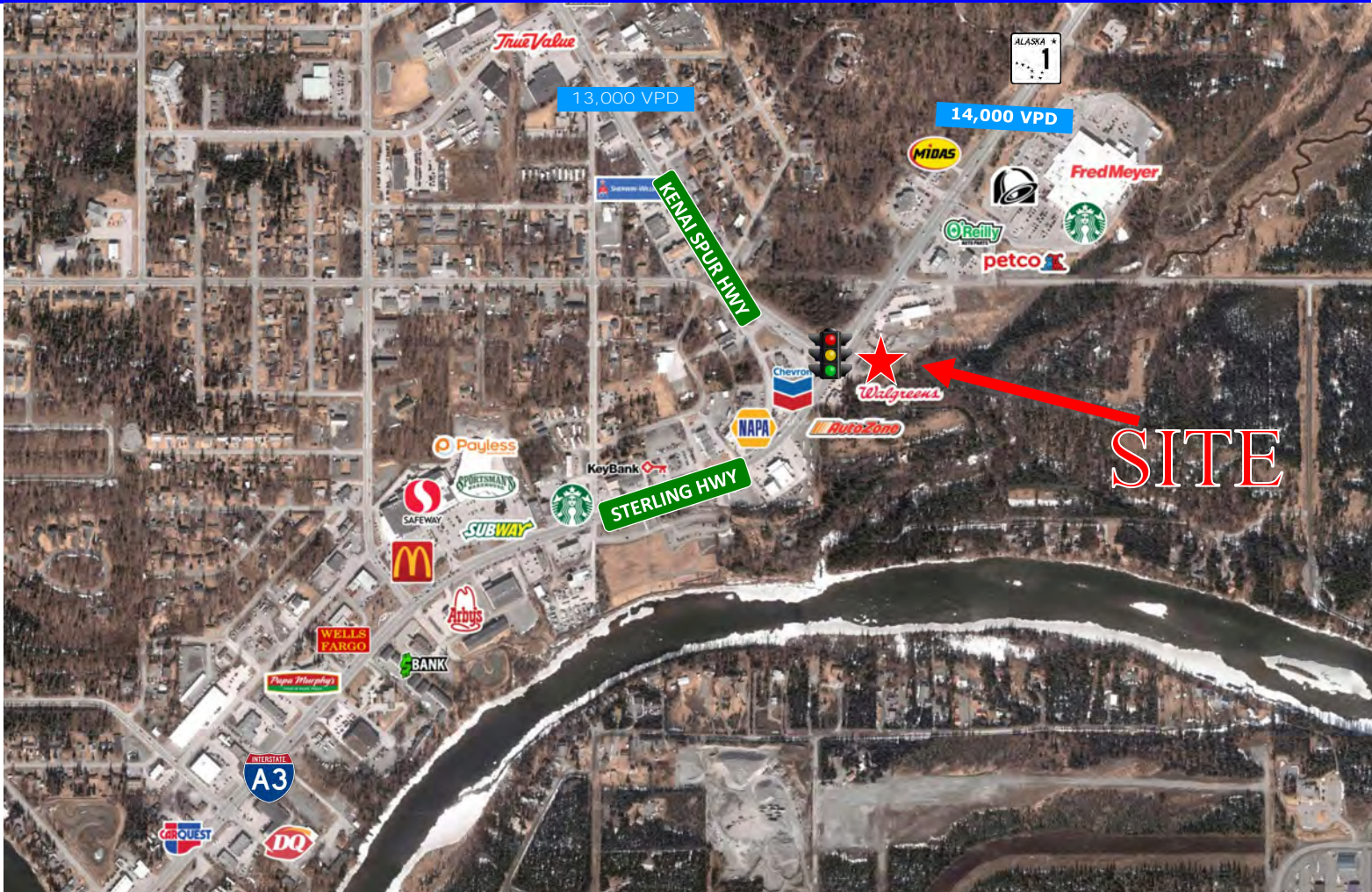


## SOLDOTNA COMMONS

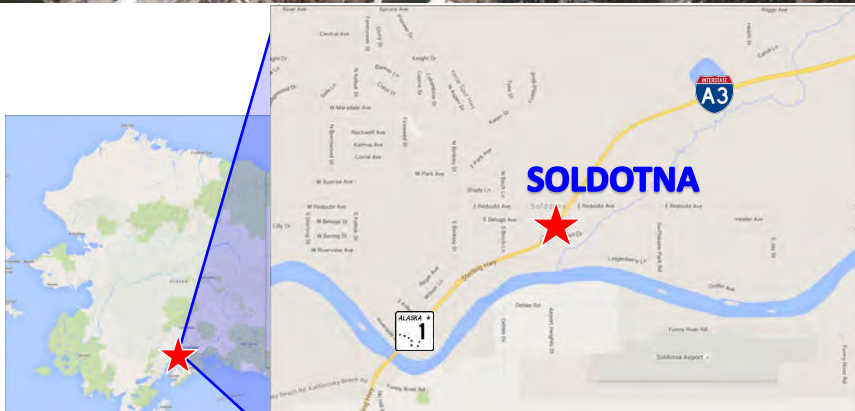


### PROPERTY HIGHLIGHTS

Site location is the highest traffic intersection in Soldotna and links Soldotna and Kenai. This is the first phase of a 13 acre mixed used development on the 4th node of a 3-way intersection

The City of Soldotna is home to approximately 4,100 residents, with many more beyond the city limits. The City encompasses 7.5 square miles of land. Soldotna's current economic base allows for continued and consistent population growth.

Soldotna's pattern of growth has been confined and shaped by natural and man-made features. The three major highways have resulted in a linear pattern of commercial development stretching out into the unincorporated areas.



SOLDOTNA	1 Mile	3 Mile	5 Mile
2017 Estimated Population	1,965	7,350	14,541
2022 Projected Population	2,026	7,557	14,954
2017 Estimated Households	813	2,930	5,633
2022 Projected Households	832	2,994	5,758
2017 Estimated Average Household Income	\$87,210	\$94,522	\$92,869

## SOLDOTNA COMMONS



**AVAILABLE**  
1,000- 5,600 SF  
70'  
80'



ANOTHER  
**TRICOR**  
PROPERTY

