



Property Details:

General Use	Retail
Specific Use	Freestanding (Strip Center)
Building Status	Existing
Construction Type	Masonry
Year Built/Renovated	2007
Tenancy	Multi-Tenant
Parking Spaces	75
Parking Ratio	6.51

Lease Information:

Traffic Count

55th Ave S: 10,300 VPD Spruce Rd N: 11,300 VPD

Available	5,575 SF
Suite 100	1,512 SF
Suite 101	1,302 SF
Suite 103-104	2,761 SF
Min Div	1,302 SF
Max Contig	4,800 SF
Lease Rate	Negotiable
Listing Use	Retail
Status	Active

Total Estimated Population

< 3 Miles	4,928
< 5 Miles	5,783

Average Household Income

< 3 Miles	\$60,049
< 5 Miles	\$75,085

