



1,500 SF Retail Space
Lease Rate: \$12.00 PSF NNN

Retail center anchored by a Walmart Neighborhood Market with ample parking. Join Romeo's, T-Mobile, Jazzercise, African Farms, APA Dance and the Hairloom. Great visibility and access from 90th between Blondo and Maple Streets.

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Property Highlights

Lease Rate	\$12.00 SF NNN
Total Available	1,500 SF
Total Contiguous	1,500 SF
Building Size	55,223 SF
Year Built	1980
Total Site Area	6.82 AC
Zoning	CC
Traffic Counts	56,134 EADT
Operating Expenses	\$3.16 TOTAL
	\$1.05 Tax
	\$1.89 CAM
	\$0.22 Insurance

Demographics

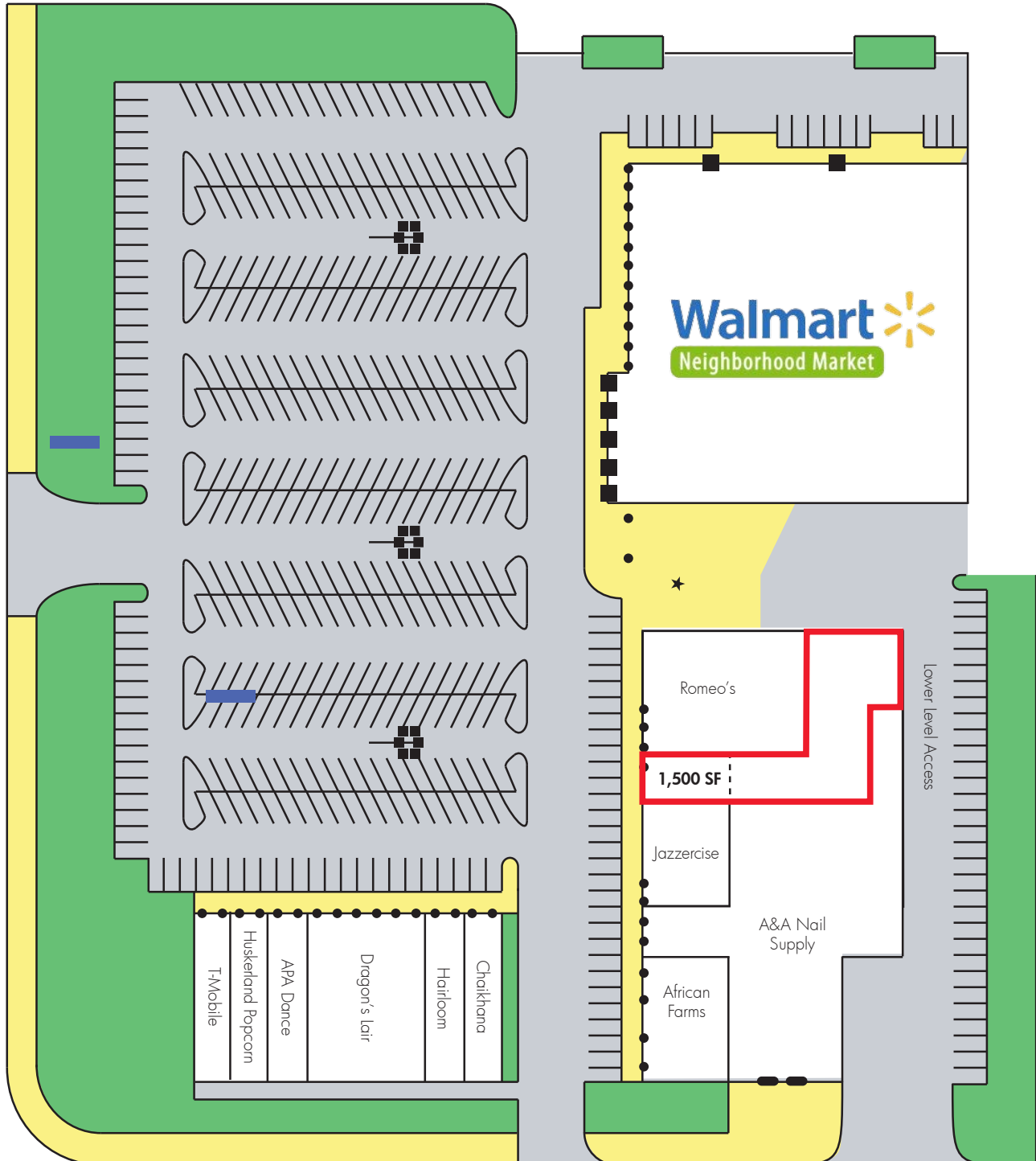
	Population	Median HH Income	No. of Households
1-mile	12,580	\$42,511	6,001
3-mile	102,815	\$47,342	44,871
5-mile	249,689	\$46,839	103,144

Suite	Square Feet (min - max)	Price/SF NNN	Date Available
2451	1,500 - 1,500	\$12.00	Immediately

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Site Plan



Drawing not to scale

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