

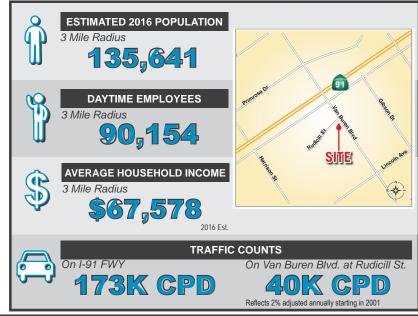
## FOR LEASE - GROUND LEASE - BUILD TO SUIT

Rudicill St. and Van Buren Blvd., Riverside



## **FEATURES:**

- Drive Thru Pad, Ability to Deliver ±2,500 SF
- Great Visibility and Access
- Located at a Signalized Intersection
- Close Proximity to 91 FWY, Producing Over 173,000 CPD
- Excellent Traffic Counts of Over 40,000 CPD on Van Buren Blvd.
- Within 2 Miles of the Galleria at Tyler and Arlington High School with Over 2,000 Students





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