

Retail Space/ Office Space

FOR LEASE PROPERTY SPECIFICATIONS

Description:	Commercial Strip Center
Available Spaces:	1,220 - 6,500 Square Feet Plus Small Office Spaces
Building Size:	61,785 SF
HVAC System:	Roof Top
Power:	200 Amps per Unit
Wash Rooms:	1-2 Per Unit
Floor:	Concrete/Carpet
Ceiling Height:	10' - 12'
Parking:	350+
Sewer/Water:	City/City - Included
Gas/Electric:	Metered-Tenant Pays
Zoning:	Neighborhood Center
Possession:	Immediate
Real Estate Taxes:	\$1.66 PSF
CAM:	\$3.34 PSF
Lease Price:	Suite 651 - \$14.00 PSF Net Suite 705 - \$16.00 PSF Net Other Suites - \$11.00 PSF Net

1,640 SF End Cap on Rt. 31



PROPERTY OVERVIEW

- Outstanding location on Rt 31, 1 mile north of I-90, with direct visibility to road
- Unit 651 - former tea/chocolate shop with grease trap and triple basin sink
- Dual signage opportunity
- Digital monument sign available for tenant use
- Co-tenancy includes Century Electronics, Gilbert's Kitchen, Dixon Dance, Dominick's Pizzeria & Italian Restaurant, Jackson Hewitt and Buck Stop Archery
- Terrific traffic counts: 28,600 VPD on Rt. 31

Presented By:

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MINUTES TO SPRING HILL MALL



MINUTES TO I-90

SPACE AVAILABLE

UPPER BUILDING

Unit 705	1,640 SF
Unit 745-749	1,600 - 3,775 SF
Unit 751	1,225 SF
Unit 757	1,220 SF

LOWER BUILDING

Unit 647-649	1,550 - 3,100 SF
Unit 661-667	1,625 - 6,500 SF
Unit 651	1,500 SF

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Retail Ready



Endcap with overhead door



Hardwood & New Carpet



Upper Building



Lower Building

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