



FOR LEASE: STRIP CENTER RETAIL SPACE

211 N. Frederick Avenue

Opportunity

Strip center retail space available for lease:

Upper Level:

- 800 sf \$30.00 psf, NNN (former Party Center)
- 3,200 sf \$24.00 psf, NNN (former Holy Crepes with vented kitchen)

Lower Level:

- 1,500 sf (vanilla shell)
- 4,500 sf (former VFW with bar and vented kitchen)
- \$10.00 psf, NNN

Estimated NNN: \$10.00

Tenants

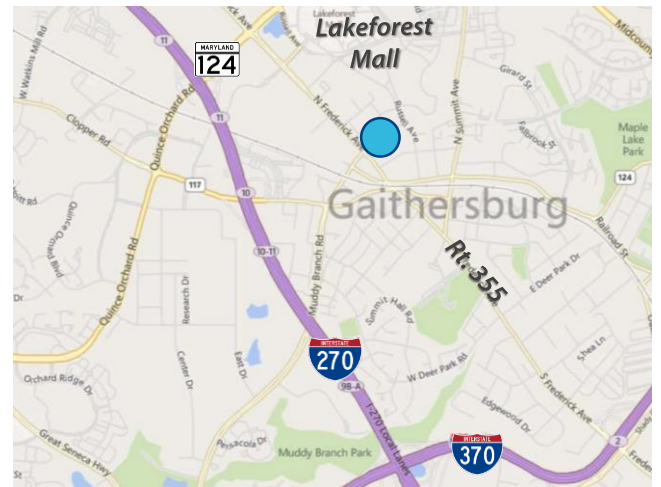
- Ace Cash Express (anchor), International Bakery, J & R Jewelers, Elsy's Beauty Salon, and Starvin Marvin

Traffic Count (MPSI 2016)

- Daily Average: 34,043 cars

Demographics (CoStar, 2016)

- Average Household Income: \$116,275
- Total Population: 298,648

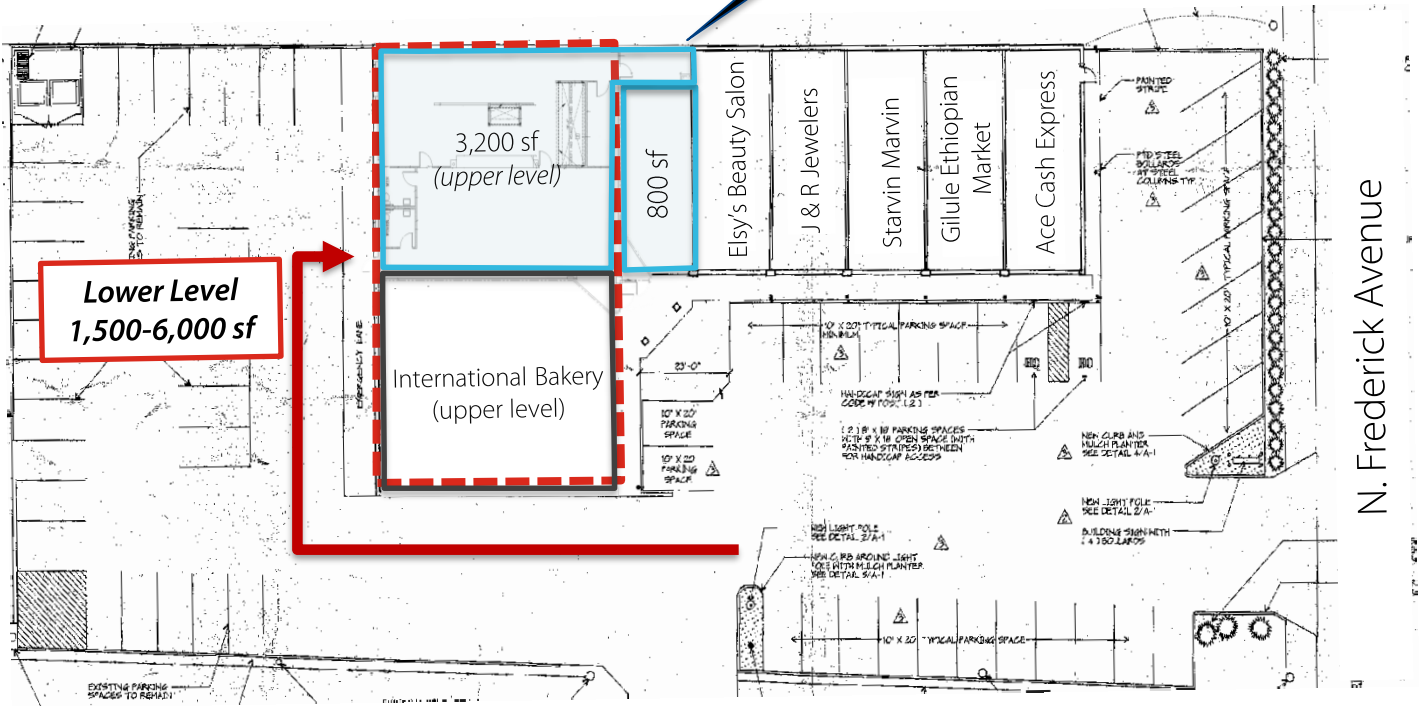
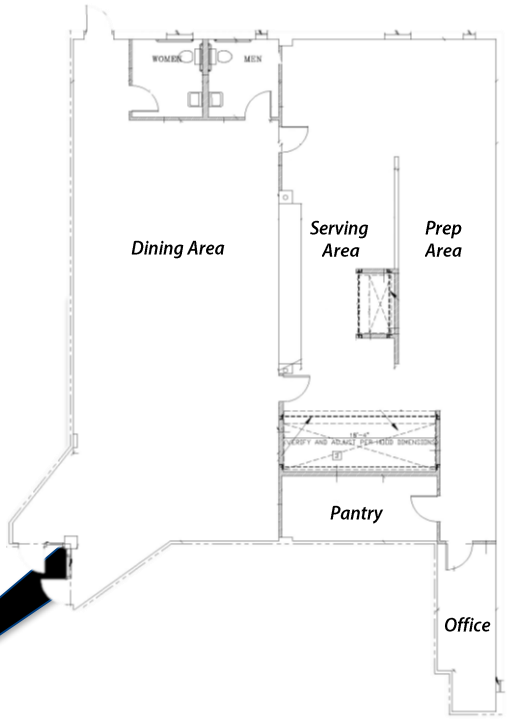


Partnership. Performance.

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