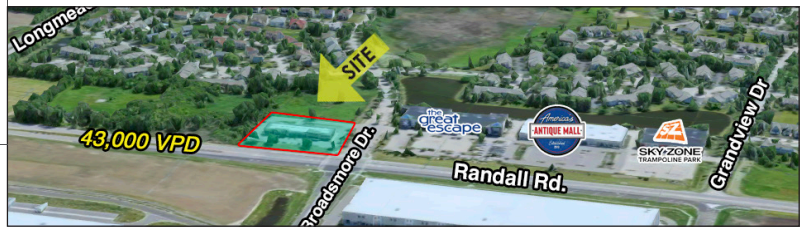


## RETAIL FOR LEASE

1,300 up to 3,913 SF



## PROPERTY SPECIFICATIONS

<b>Description:</b>	Retail Space
<b>For Lease:</b>	1,300 - 3,913 SF
<b>Center Size:</b>	15,579 SF
<b>Year Built:</b>	2004
<b>HVAC System:</b>	Gas Forced Air
<b>Electric:</b>	120/208 Volts - Three Panels
<b>Sprinklered</b>	Yes
<b>Washrooms:</b>	2
<b>Ceiling:</b>	10' +
<b>Possession:</b>	Immediate
<b>Parking:</b>	79 stalls
<b>Sewer/Water:</b>	Village
<b>Zoning:</b>	B2 PUD
<b>Real Estate Taxes, CAM &amp; Insurance:</b>	\$7.08 PSF (2026)
<b>Lease Term:</b>	5 Years Minimum
<b>Lease Price:</b>	<b>\$18 PSF, NNN</b>

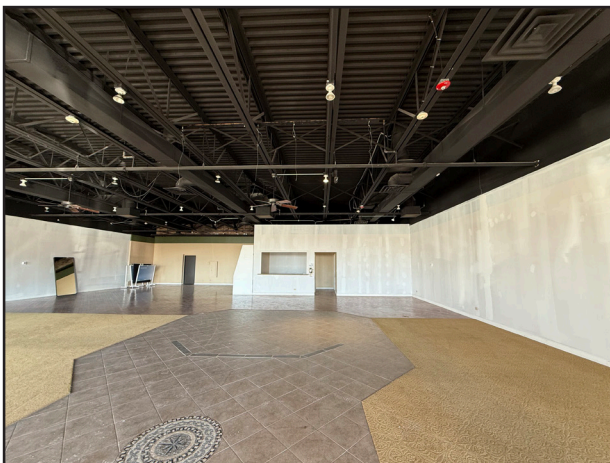
## PROPERTY OVERVIEW

- Contemporary space with private office, sales counter, two bathrooms, open ceilings painted black, three electrical panels
- Space dimensions: 55' wide x 68' deep - space can be subdivided
- NEC of Randall Rd and Broadmore Dr., at signalized intersection
- Prime exposure to 2 million sq ft. Randall Road retail corridor
- Center is adjacent to Great Escape, Antique Mall and Sky Zone
- Join Corey's Bagels, TREK Bicycles, Enterprise Rent-A-Car, Pro Elite Dance, Avant Garde Nail Spa, Beardsley Barber Shop
- Traffic counts - 43,000 VPD

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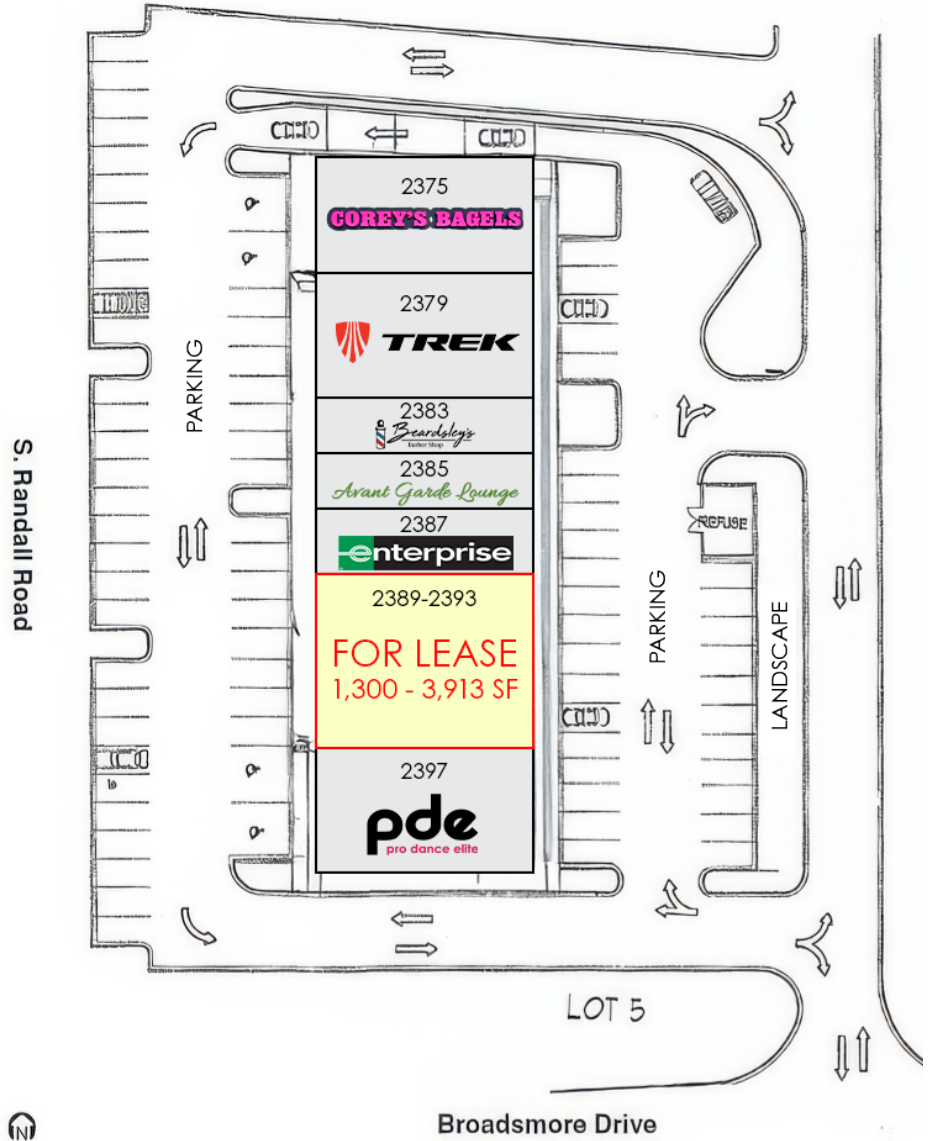




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