

FOR LEASE

PROPERTY SUMMARY

Located on a corner parcel of Veterans Memorial Blvd. and Kent Ave., two inline suites are available that were renovated at the beginning of 2025. Current conditions provide a white box with new ADA bathrooms, electrical, and HVAC, and Suite C has an existing hood and grease trap in place. The property is positioned with ease of access from 3 points of ingress/egress of the corner lot for east bound traffic in addition to the U-turn placement for west bound traffic. Parking includes 30 spaces in the front and an additional 20 spaces to the rear of the center, and there is a pylon for signage for great visibility on this busy corridor. Co-tenants include Anytime Fitness and Just 4 Him Men's Haircuts.

AVAILABLE

- Unit C: 1,835 SF
- Unit D: 1,835 SF

PARKING

- 30 Spaces

CO-TENANTS

- Anytime Fitness
- Just 4 Him Men's Haircuts

TRAFFIC COUNT (ADT 2024)

- On Veterans Boulevard 32,380

2025 DRIVE TIME DEMOS	5 MIN	10 MIN	15 MIN
Population	54,629	163,817	287,877
Avg. HH Income	\$99,270	\$106,368	\$103,728



