

SUMMARY

ANCHOR B

SITE PLAN

SURROUNDING RETAIL

AREA RETAIL

DEMOGRAPHICS

FOR LEASE

PROPERTY OVERVIEW

Located on the southwest corner of Schillinger and Cottage Hill, this well positioned neighborhood center has the unique opportunity of an anchor position in a dense market.

Anchored by CLUB4 Fitness, this busy centers features 3 entrances to both Schillinger and Cottage Hill, ample parking, and excellent visibility. Shopping center has been upgraded to include LED lighting and a stunning new color scheme to highlight the stores.

Schillinger Place also offers a 10,000 SF pad located to the north, abutting the center. Landlord will build to suit for suitable tenant.

APPROXIMATE GLA

- 68,868 ± SF

IN-LINE RETAIL AVAILABILITY

- Anchor B: 11,284.1 - 21,453.8 ± SF (Basic Shell, can be subdivided)
- \$9.50 - \$15.00 PSF + NNN \$3.24

OUTPARCELS

- Buildable Pad: 10,000 ± SF

TENANTS

Club4Fitness, Pizza Hut, Mediterranean Sandwich Co., China One, Mediacom, Zeal Boutique, Nail Express, Maddy & Myla's Boutique, Mobile Liquor, Supplife Vitamins and Nutrition, 251 Nutrition



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JUNIOR ANCHOR

We are pleased to offer a junior anchor position in Schillinger Place Shopping Center. Façade will be reworked to highlight tenant space.

SIZE

- 21,453.8 ± SF

FRONTAGE

- 89'

HEIGHT

- Interior Height: 22'
- BOB: 20'

ACCESS

- 4 Access Points
- Ample Parking

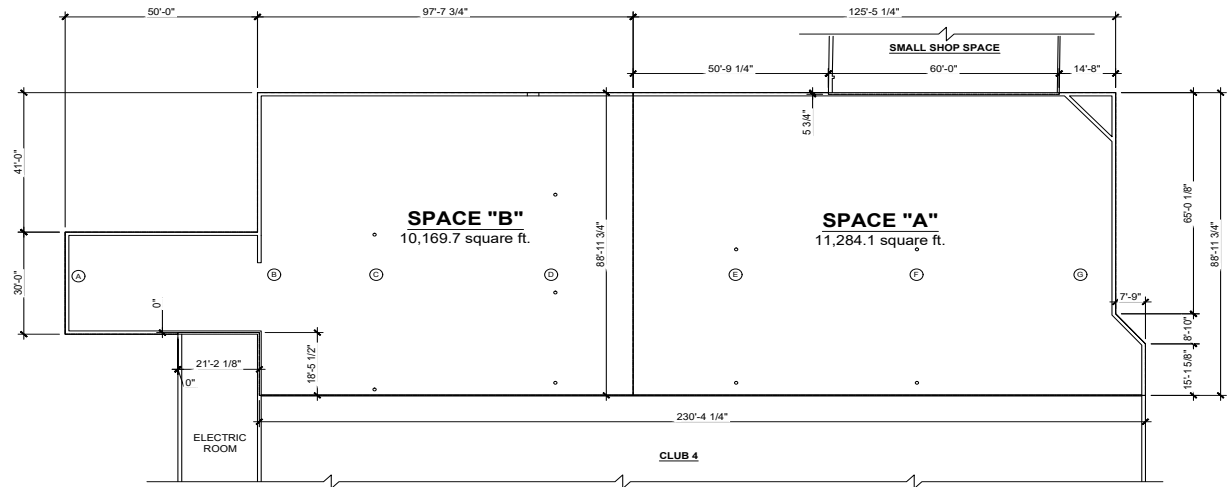
SIGNAGE

- Anchor signage on Schillinger Road and at the entrance on Cottage Hill Road.
- Half of Club4Fitness signs are dedicated to this space. Sign will be reworked.

DESCRIPTION

- Primarily Open
- Multi-Stall Restrooms
- Manager's Office
- Conference Area
- Dock High Loading
- Dock Staging Area
- Separate Small Dock with Roll Up Door

CONCEPTUAL DIVISION OF SPACE

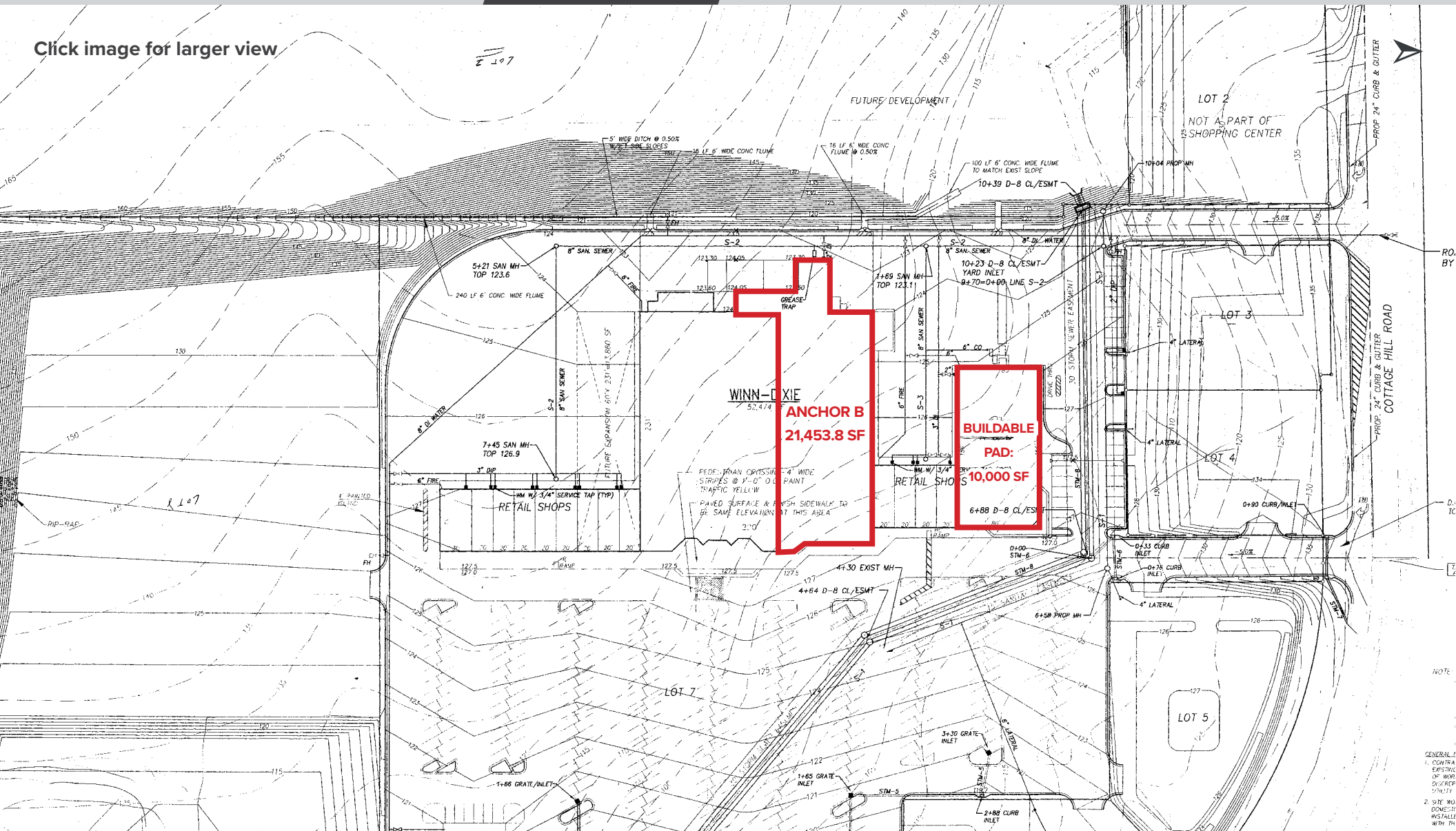


SCHILLINGER PLACE OVERALL SPACE
SCALE: 1/16" = 1'-0"

TABLE OF CLEARANCES

AREA	BOTTOM OF DECK	BOTTOM OF STRUCTURE
A	17'-8"	14'-10"
B	18'-4"	16'-8"
C	18'-11"	16'-6"
D	19'-11"	16'-6"
E	20'-10"	17'-2"
F	21'-10"	18'-1"
G	23'-0"	21'-0"

Click image for larger view.



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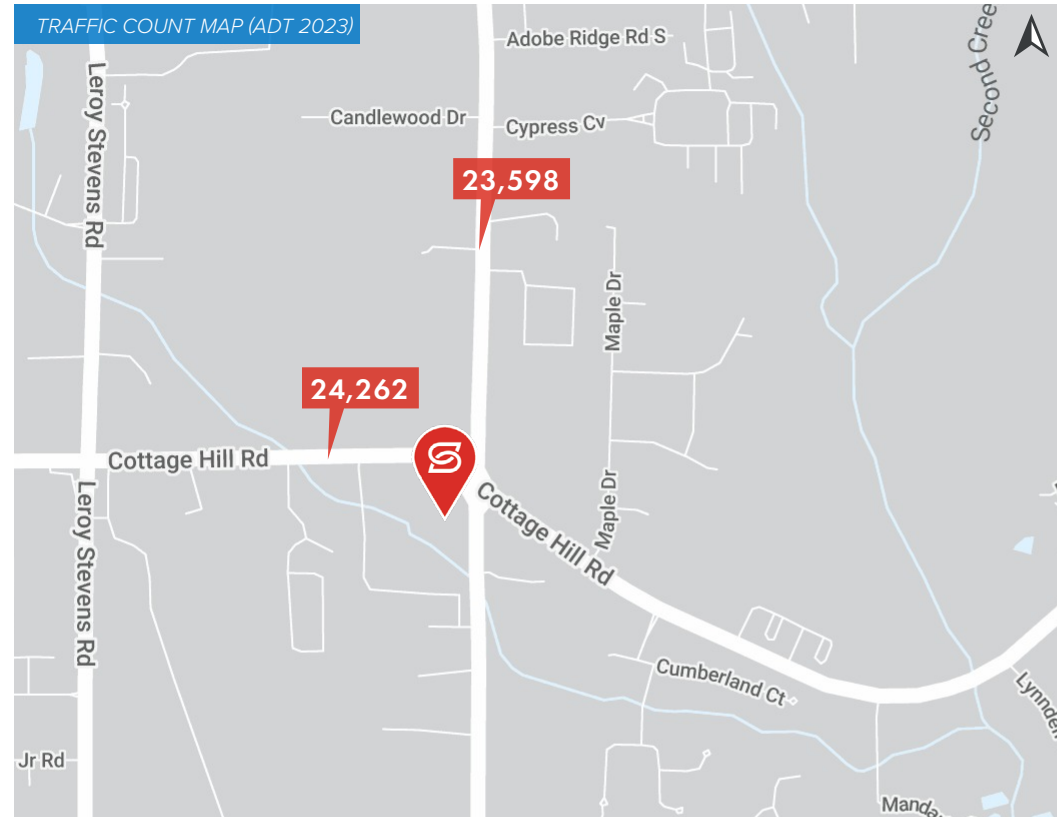
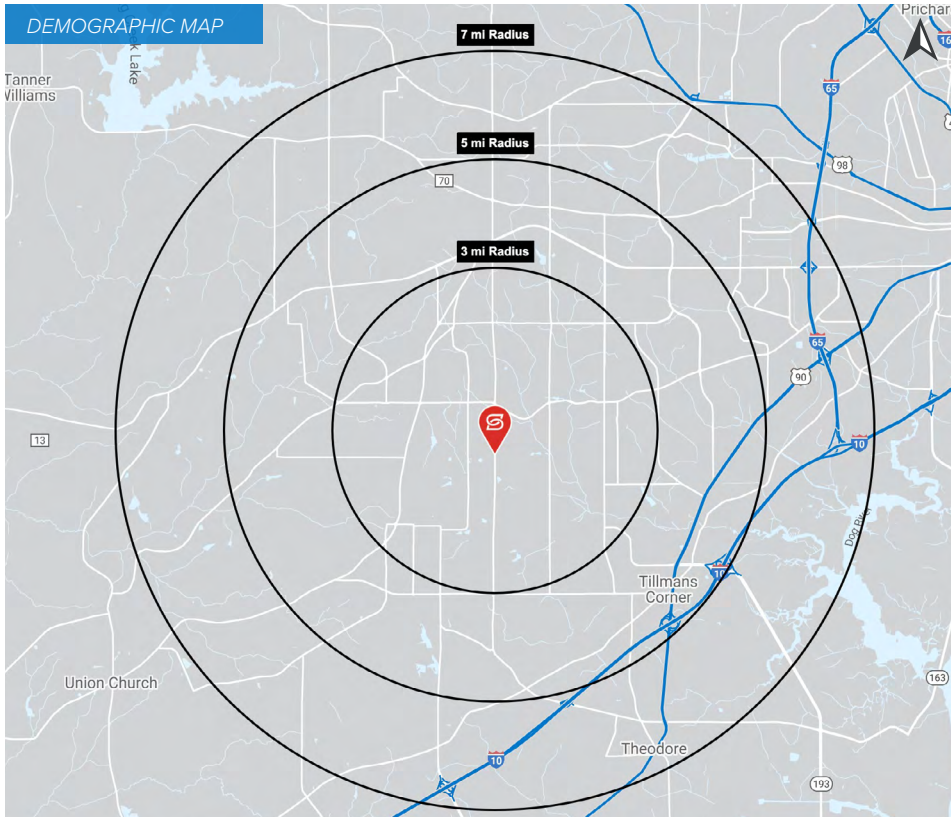
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DEMOGRAPHICS



2025 DEMOGRAPHICS

	3 MILE	5 MILE	7 MILE		3 MILE	5 MILE	7 MILE		3 MILE	5 MILE	7 MILE
 POPULATION	49,598	114,723	173,668	 AVG. HH INCOME	\$105,514	\$93,653	\$93,936	 HOUSEHOLDS	20,604	46,961	70,741