

COMMERCIAL SPACE FOR LEASE

Discover a newly constructed retail space with drive-through access, ample parking, and high visibility—perfect for quick-service restaurants, coffee shops, or professional offices. This 2,742 sq ft, CB-zoned unit offers flexible interior build-out options in a high-traffic location with modern landscaping and excellent accessibility.

3435 N COLLEGE DR #2



FEATURES & AMENITIES

- Customize the Interior
- Newly Constructed Retail Building
- Convenient Drive-Through
- Flexible 2,742 sq ft Space
- Zoned CB
- Excellent Ingress and Egress
- Ample Customer Parking
- Access Easement
- Fully Landscaped Property with Sprinkler System
- 21,000 Vehicles per day
- Prime Location
- Outstanding Visibility

Status : For Lease
Property Type : Commercial
Spaces : 1 Available Unit
Spaces Available : 2,742 SF

PRICE **\$36 SQ FT**



307-509-0003
bowerscarlson307@gmail.com
bowerscarlson.com