



PROPERTY FEATURES:

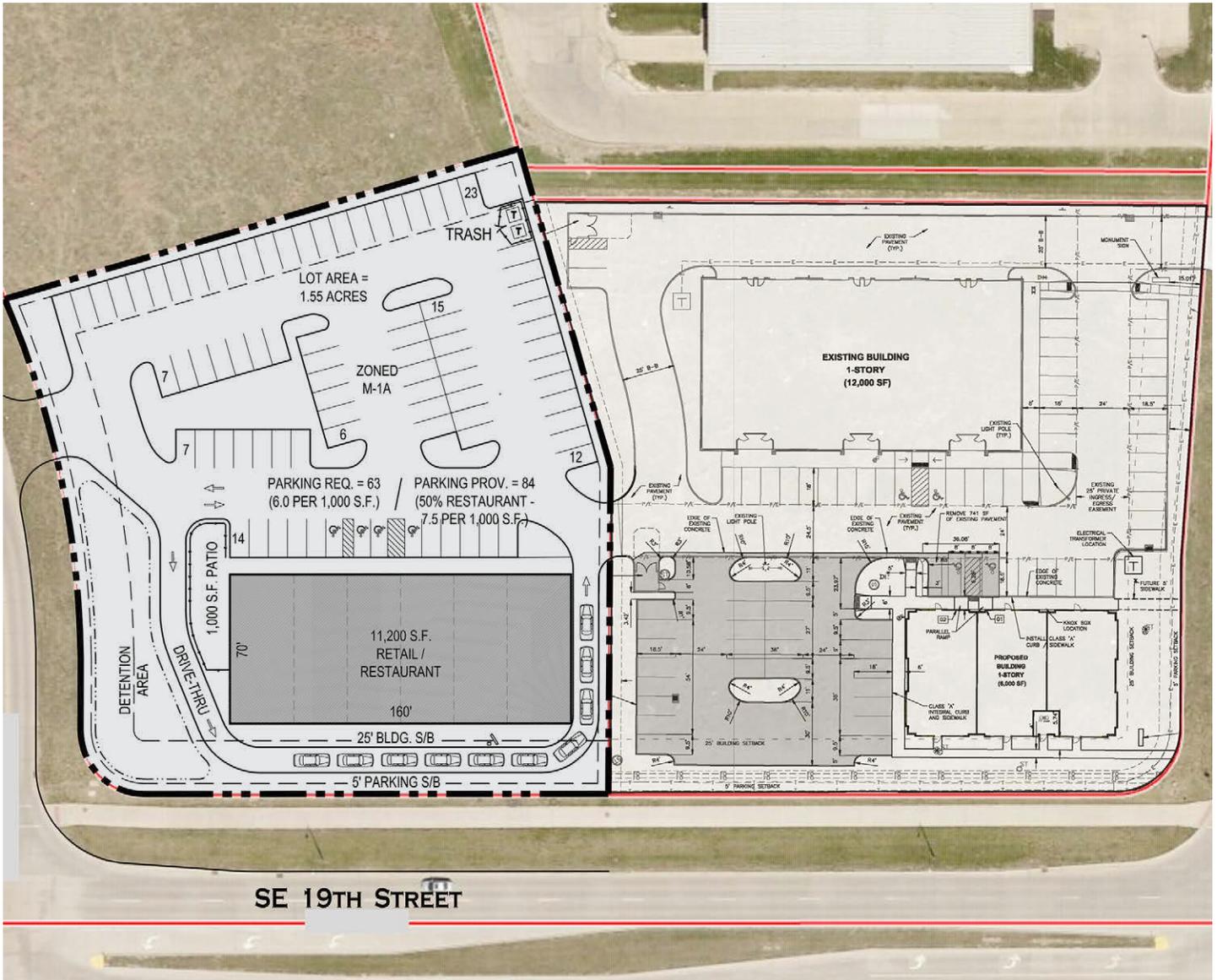
- **Sale Price: \$15/SF/NNN**
Lease Rate: Negotiable
- Size: 1,500 to 11,000 square feet
Lot Size: 1.551 acres
- Tenant Improvement Allowance available
- Neighboring Businesses: Amazon, Elite Edge, Subway, RC Dermatology, Sun Tan City, Buff City Soap, and Maverik
- Building & monument signage available
- Drive-Thru space available
- End-Cap with Patio available
- To be completed summer of 2024
- Traffic Counts (2025):
Highway 141: 50,134 | SE 19th Street: 8,384
- Total population:
1 mile 3,921 | 3 miles 29,870 | 5 miles 89,200

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