

## 555 Shadowmoss Parkway Overview

- 18,500 sq ft continuous class A retail center overlooking the corner of bees ferry and shadowmoss parkway.
- (4) 2000 sq ft non food bev spaces facing bees ferry.
- (4) 1500 sq ft spaces facing shadowmoss parkway Sharing (2) grease traps. These units have 15x50 of dedicated covered rear patio seating.
- (1) 4000 sq ft marque center unit with (1) grease trap.
- 95 parking spaces. Ample golf cart and bike parking.
- building has 360 degree covered porch areas with 8' of coverage.
- Zoned limited business
- 360 degree low E storefronts. All doors are doubles front and rear.
- Unique design offers a 400' hidden utility garden on roof for all mechanical equipment.
- standing seam 360 degree hip roof. TPO center with underground roof drain.
- artesian 5/8 hardy lap and board and batton siding with extensive trim detail.
- paint is alabaster white SW rain refresh. Light rain produces a freshly Pressure washed appearance.
- 13' from ffe to bottom cord of truss.

### Delivery:

- cold shell with dirt floor. Partial demising walls.
- 225amp 3 phase power
- 2" water service
- sewer trunk line and grease trap access.
- 6" fire line is provided to riser room.
- building will have a monument sign on corner and at entrance. Tenants may have signage on front and rear of building. Standardized signage will be required on the building.
- the bees ferry tree buffer will be thinned and groomed after CO.