



SPACE FOR LEASE

RETAIL SPACE W/ DRIVE THRU



1009 N Providence Rd

- Fully Built Out as Coffee Shop (Equipment Available)
- Turnkey Modern, Clean Design with Large Windows
- High Visibility Location – 24,155 Cars/Day
- PD Zoning – Flexible Use Options
- Large Conference Room with Dividers
- NNN Lease | 11 Parking Spaces
- Minutes from I-70
- Rent: \$4,500/month NNN
- Approx. \$23.48/SF/Year

2,300 SQFT + PATIO

DRIVE-THRU

HIGH TRAFFIC AREA — 24K CARS/DAY

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