



## Retail or Office

### Available Space

- + Building 580: 1,804 SF
- First generation space

### Lease Rate

- + \$9.75/SF NNN

### Operating Expenses

(Includes property taxes, insurance & CAM)

- + \$4.78/SF

### TI Allowance

- + TI's Negotiable – Available for Qualified Tenant
- + Lease rate includes Grey Shell only

### Property Features

- + Storefront & monument signage available
- + Ample at the door parking
- + Located on highly visible signalized intersection - 28,000 VPD
- + Grease trap available for restaurant tenants
- + On MTA bus route

## Contact Us

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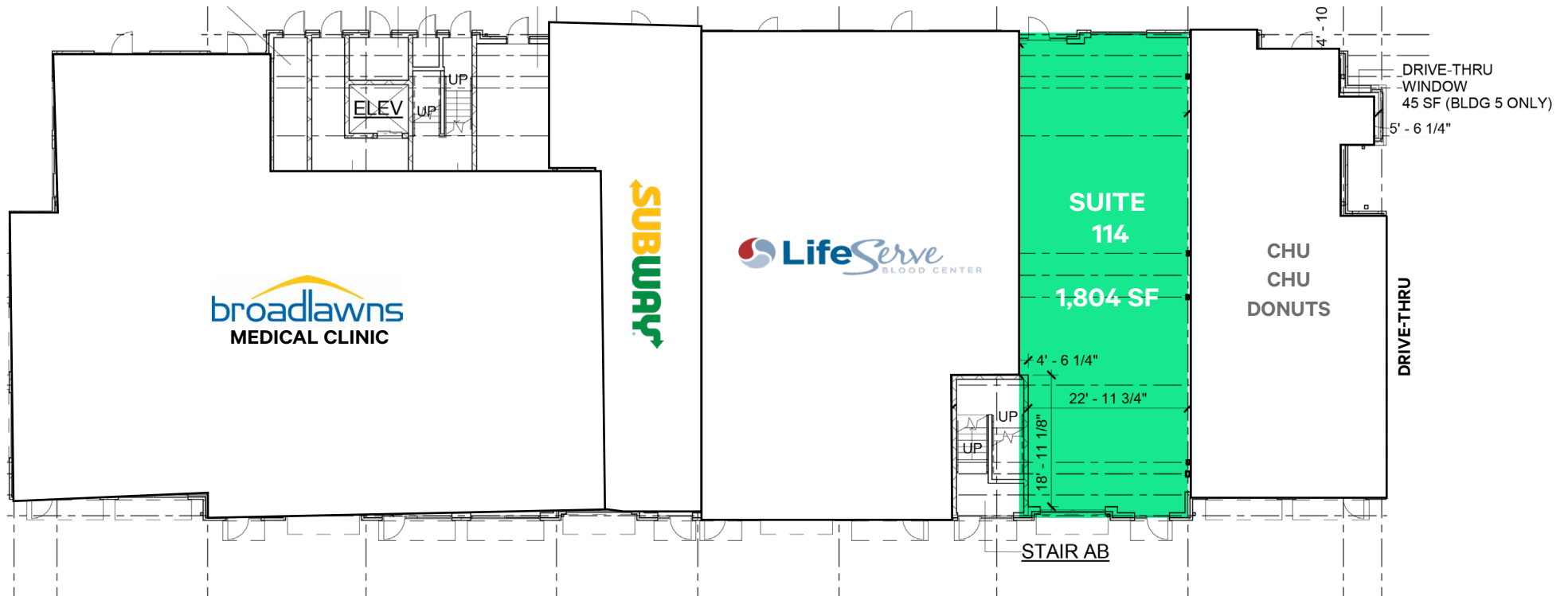
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### Dakota Little

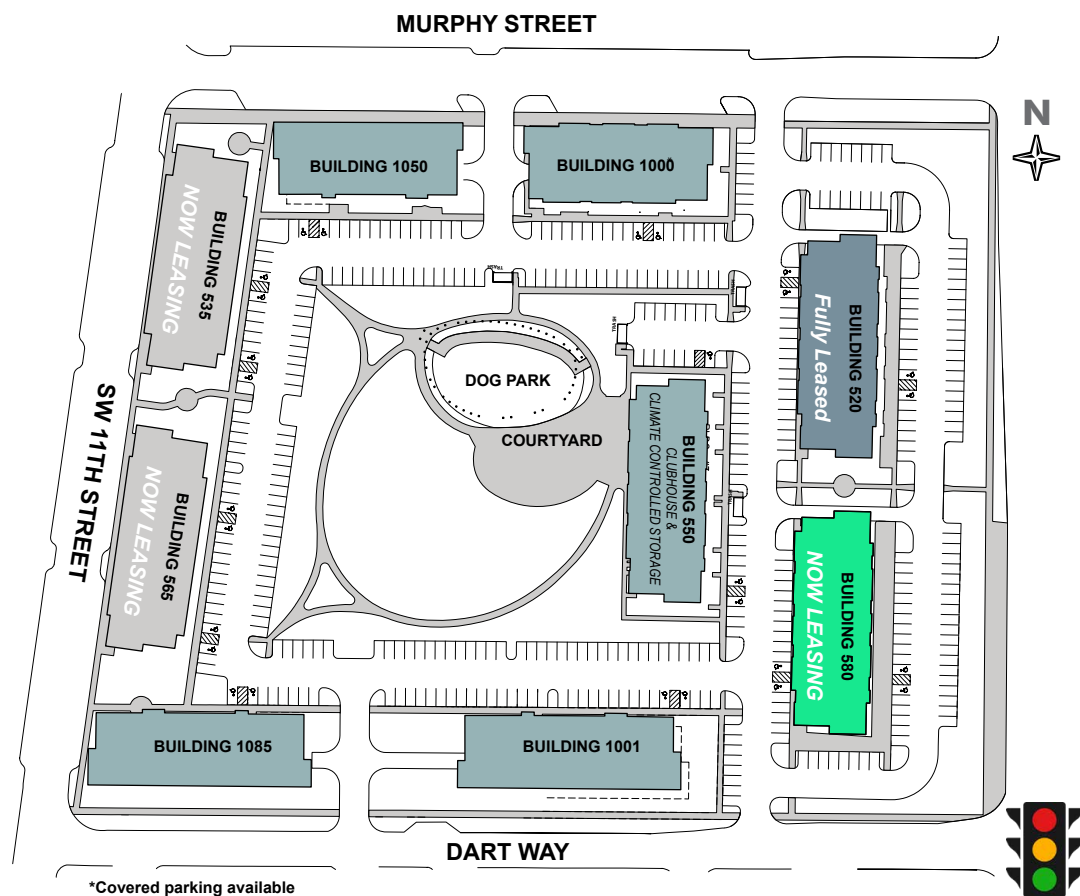
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# Lease Plan

AVAILABLE SPACE = ■



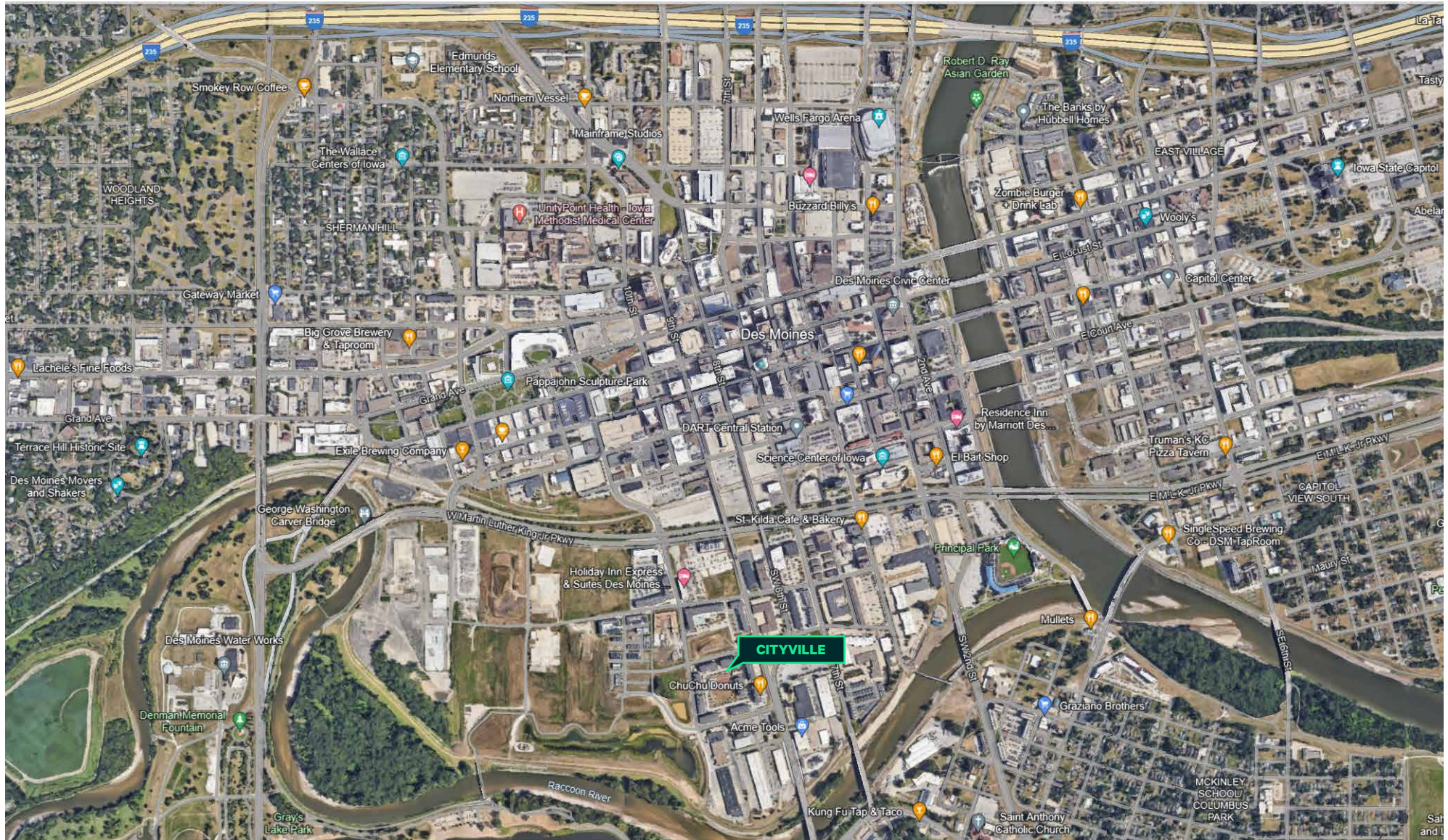
# Site Plan & Demographics



	1/2-Mile	1-Mile	2-Mile
Population	1,820	10,034	40,511
Median Household Income	\$78,190	\$58,693	\$53,847
Average Household Income	\$114,089	\$86,622	\$77,924
Median Age	35.1	35.8	34.9



# Location



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