



PROPERTY DESCRIPTION

This retail building at 1248 South Broadway offers a prime location with excellent storefront visibility and updated, modern utilities, ready for immediate lease. Originally constructed for a major bank branch and most recently occupied by a physical therapy center, the space is well-suited for a variety of uses. Approximately one-third of the building remains unfinished, previously utilized for back-of-house storage, providing additional flexibility for customization. Contact us today to schedule a tour of this 4,343 SF turn-key opportunity!

PROPERTY HIGHLIGHTS

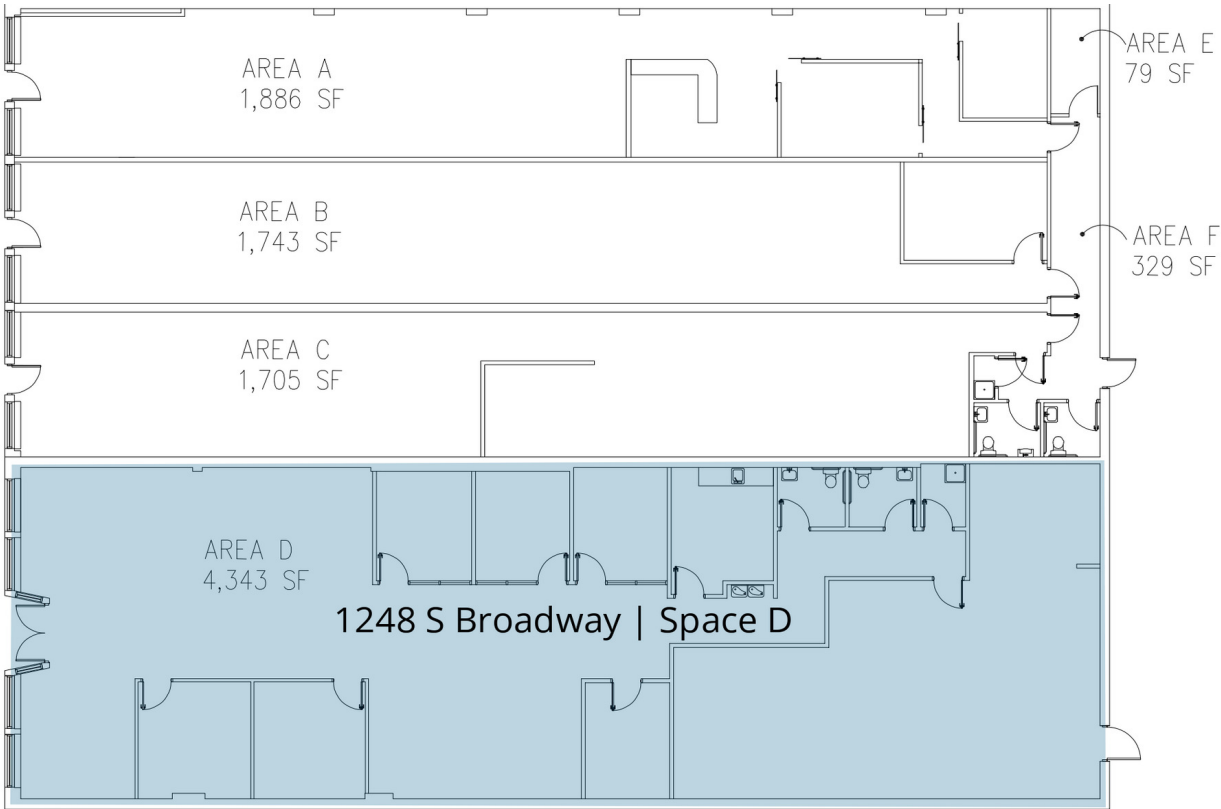
- Located on high-visibility South Broadway
- Durable exterior finishes designed for low maintenance ownership
- Dedicated restrooms and utility core already in place
- Ideal for single-tenant or multi-tenant retail configurations
- Retail space is adaptable and move-in ready with modern systems.

OFFERING SUMMARY

Lease Rate:	\$22 SF/yr (NNN)
Available SF:	4,343 SF
Building Size:	10,086 SF
NOI:	\$0.00
Cap Rate:	0.0%

SPACES	LEASE RATE	SPACE SIZE
1248 S Broadway Space D	\$22.00 SF/yr	4,343 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	8,340	95,397	247,561
Total Population	16,575	193,837	507,811
Average HH Income	\$156,486	\$134,389	\$131,860



LEGEND

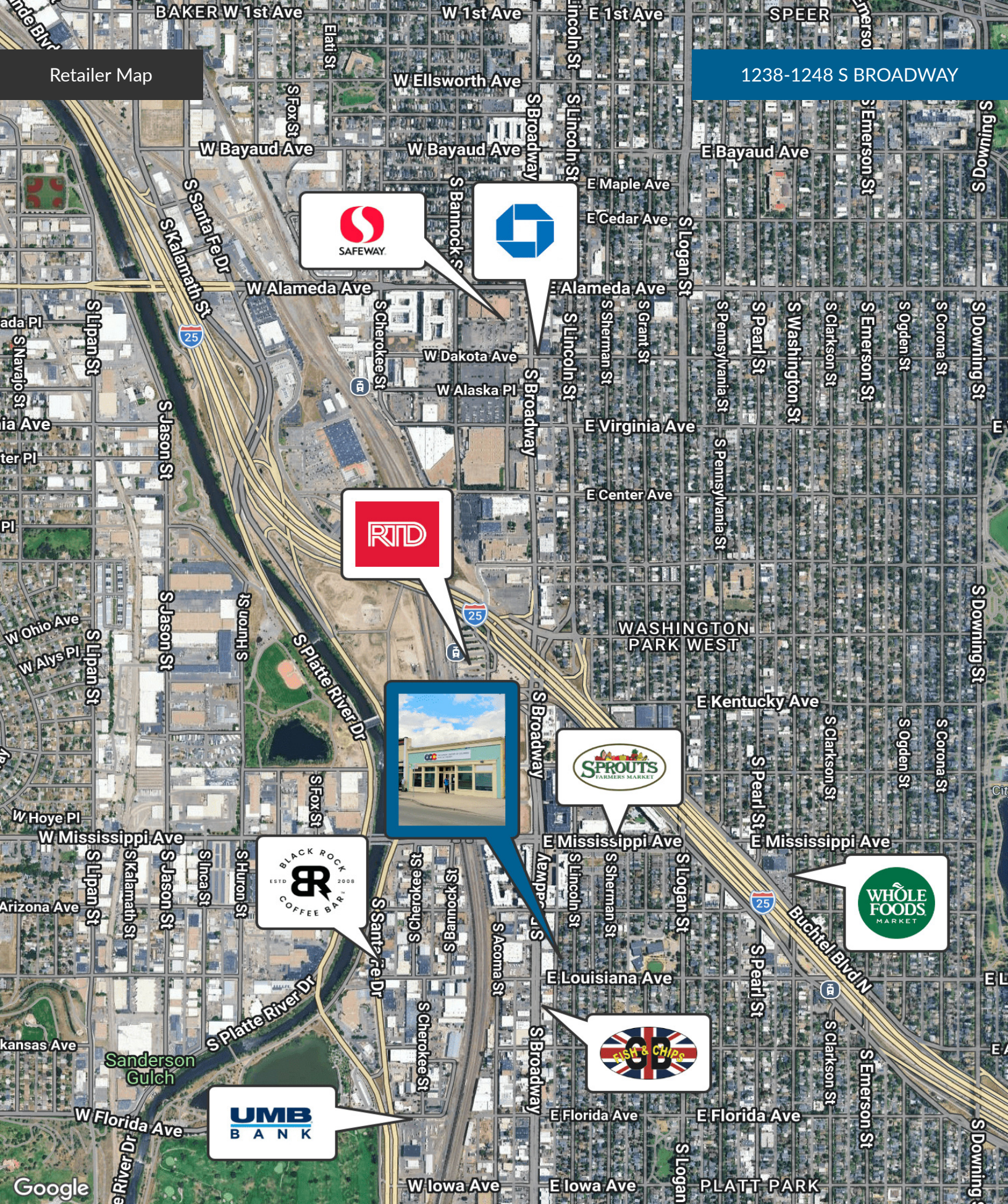
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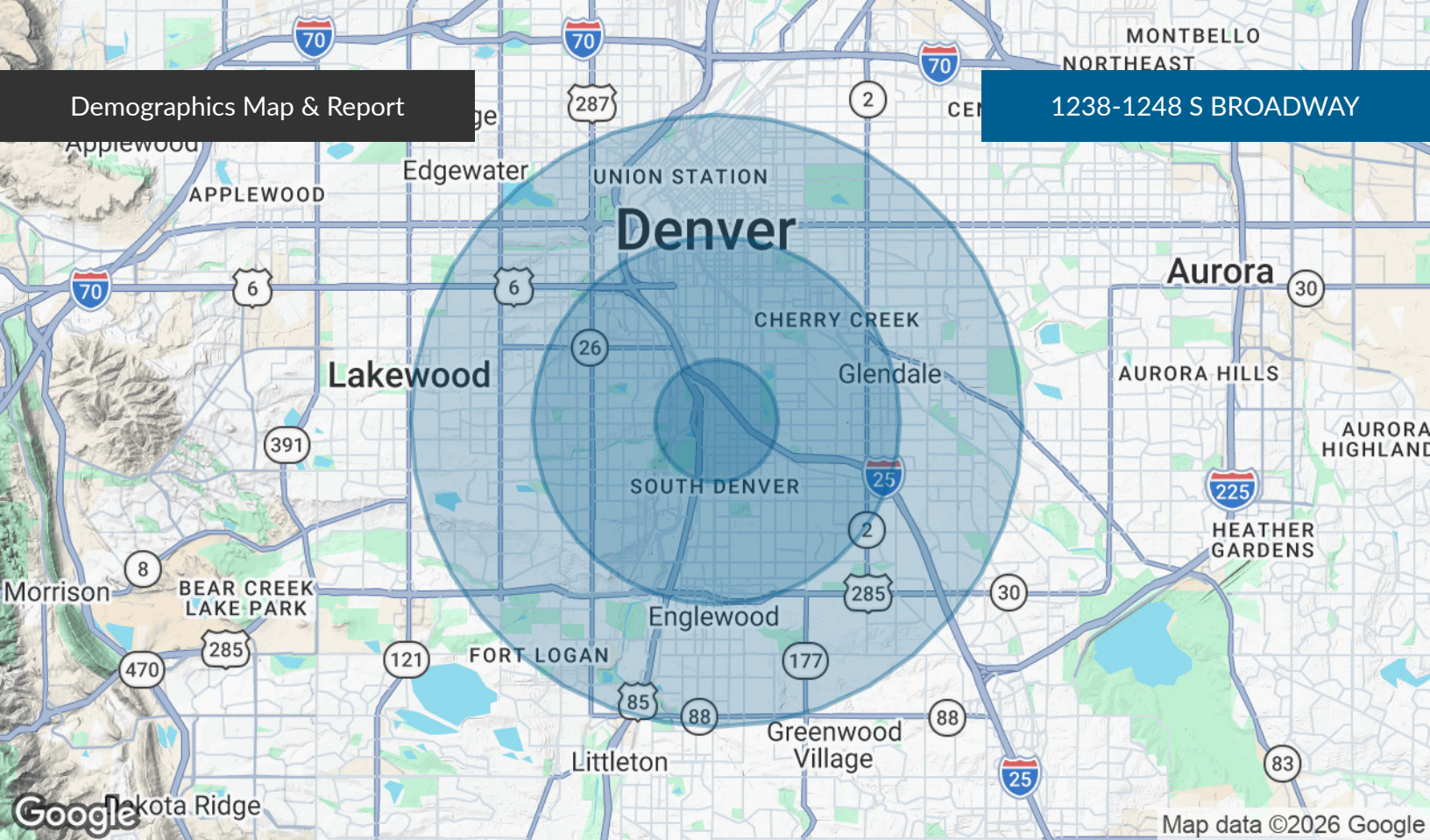
LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	4,343 SF	Lease Rate:	\$22 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE
1248 S Broadway Space D	Available	4,343 SF	NNN	\$22.00 SF/yr





POPULATION	1 MILE	3 MILES	5 MILES
Total Population	16,575	193,837	507,811
Average Age	35.9	37.1	36.9
Average Age (Male)	36.8	37.3	37.1
Average Age (Female)	36.1	37.2	36.9

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,340	95,397	247,561
# of Persons per HH	2.0	2.0	2.1
Average HH Income	\$156,486	\$134,389	\$131,860
Average House Value	\$908,649	\$785,221	\$715,765

2023 American Community Survey (ACS)