



### Offering Summary

Lease Rate:	\$1,350.00 – 2,700.00 per month (Gross)
Building Size:	6,342 SF
Available SF:	1,055 – 2,116 SF

### Property Overview

This newly constructed retail strip center, anchored by a prominent grocery store, offers a prime location with exceptional visibility and accessibility for retailers. Positioned on the corner of Line Avenue and Thornhill Avenue, the center boasts a modern façade and provides three available suites for lease, ranging from 1,055 to 1,061 square feet, with the option to combine up to 2,116 square feet of contiguous space. The property features 20 parking spaces to accommodate customers and enhance convenience. Situated just 0.4 miles from I-49, this retail strip center benefits from a daily traffic count of 18,244, ensuring high visibility and robust customer engagement. The property is centrally located to the east of Interstate 49 and less than two blocks west of Line Avenue, placing it in an active, high-traffic area. This strategic location is poised to attract significant footfall and serve as a key retail hub in the community.

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### Lease Information

Lease Type:	Gross	Lease Term:	Negotiable
Total Space:	1,055 - 2,116 SF	Lease Rate:	\$1,350.00 - \$2,700.00 per month

### Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
■ Suite A	Available	1,061 - 2,116 SF	Gross	\$1,350 - 2,700 per month
■ Suite B	Available	1,055 - 2,116 SF	Gross	\$1,350 - 2,700 per month



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