

**Free Rent! 6 Months FREE Rent  
or 12 months at 1/2 Rent \***



## 2nd Generation Restaurant for Lease Retail at The Residences at Capitol Heights

**LEASE RATE: \$33.00/SF NNN**

**Free Rent!**

**6 Months FREE Rent or 12 months at 1/2 Rent \***

### PROPERTY OVERVIEW

Former Korean BBQ (Grease trap ,hood restaurant infrastructure)	2,870 SF
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Estimated NNN's:	\$17.08/SF Including Electrical
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Parking:	20 Covered - First Floor Core Power - Second Floor Free 1 hour Covered Parking Plus Ample Street Parking
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Tenants:	Core Power Yoga, Capitol Market, Razor's Barbershop
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### PROPERTY/AREA DETAILS

Located in the densely populated, hip and walkable Capitol Hill/Uptown neighborhood surrounded by multiple cultural attractions, restaurants parks and businesses.

**\* applies to Minimum Rent and subject to credit and terms of Lease**

For more information, please contact:

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**CODY STAMBAUGH**

Senior Advisor

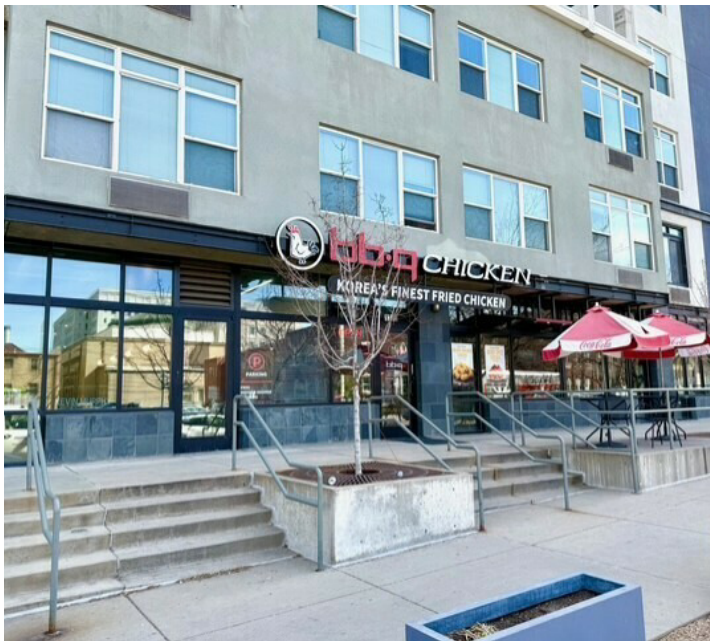
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## PROPERTY HIGHLIGHTS

- Mixed use Urban property with ground-level retail
- Densely populated Capitol Hill/Uptown neighborhood just east of Downtown
- 14,799 SF of retail - Capitol Market, Core Power Yoga, Razors Barbershop
- Excellent street exposure, visibility and signage
- Strong pedestrian and vehicle traffic
- 145 residential units above
- 210 unit apartments planned across the street
- Over 2000 new residential units under construction or proposed within 7 blocks from the property

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### POPULATION

1 mile	52,326
2 mile	139,289
3 mile	241,068



### HOUSEHOLDS

1 mile	32,998
2 mile	81,587
3 mile	129,248



### AVERAGE HH INCOME

1 mile	\$113,017
2 mile	\$127,163
3 mile	\$135,297

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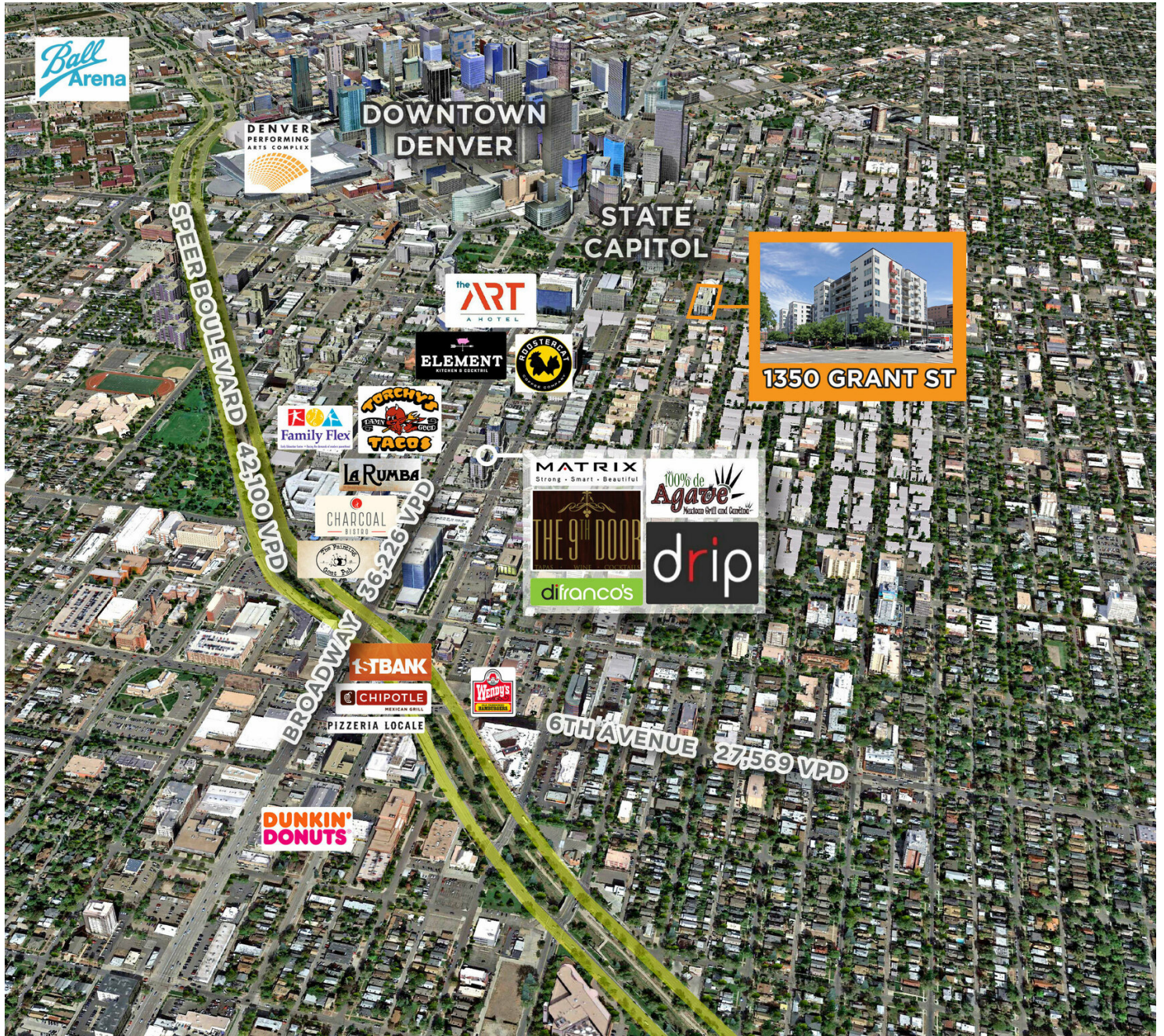
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