

FOR LEASE

PROPERTY SUMMARY

Prime free-standing retail opportunity at the highly-trafficked signalized intersection of N. Broad Street and Esplanade Avenue. The property offers ample off-street parking with great visibility amongst the over 20k vehicles per day.

The building has been brought to shell condition, allowing a tenant(s) a clean slate to construct a buildout that best suits their needs. Note that the rear drive is currently fenced off; however, the fences can be removed, and the drive-lane can be active again.

Contact Agents for additional details.

BUILDING INFO

- 6,569 SF

LEASE RATE

- \$18.27 PSF, NNN

PROPERTY HIGHLIGHTS

- Corner lot on signalized intersection
- Drive-Thru Opportunity
- Off-Street Parking

TRAFFIC COUNTS (ADT 2024)

- Esplanade Avenue: 4,624
- North Broad Street (Hwy 90): 15,902

2024 DEMOGRAPHICS 0.5 MILE 1 MILE

| | | |
|----------------|----------|----------|
| Population | 7,662 | 24,289 |
| Avg. HH Income | \$75,911 | \$69,662 |

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FREE-STANDING MID-CITY RETAIL

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