

SUMMARY

ANCHOR B

SITE PLAN

SURROUNDING  
RETAIL

AREA RETAIL

DEMOGRAPHICS

## FOR LEASE

### PROPERTY OVERVIEW

Located on the southwest corner of Schillinger and Cottage Hill, this well positioned neighborhood center has the unique opportunity of an anchor position in a dense market.

Anchored by CLUB4 Fitness, this busy centers features 3 entrances to both Schillinger and Cottage Hill, ample parking, and excellent visibility. Shopping center has been upgraded to include LED lighting and a stunning new color scheme to highlight the stores.

Schillinger Place also offers a 10,000 SF pad located to the north, abutting the center. Landlord will build to suit for suitable tenant.

### APPROXIMATE GLA

- 68,868 ± SF

### IN-LINE RETAIL AVAILABILITY

- Anchor B: 11,284.1 - 21,453.8 ± SF (Basic Shell, can be subdivided)
- \$9.50 - \$15.00 PSF + NNN \$3.24

### OUTPARCELS

- Buildable Pad: 10,000 ± SF

### TENANTS

Club4Fitness, Pizza Hut, Mediterranean Sandwich Co., China One, Mediacom, Zeal Boutique, Nail Express, Maddy & Myla's Boutique, Mobile Liquor, Supplife Vitamins and Nutrition, 251 Nutrition



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**JUNIOR ANCHOR**

We are pleased to offer a junior anchor position in Schillinger Place Shopping Center. Façade will be reworked to highlight tenant space.

**SIZE**

- 21,453.8 ± SF

**FRONTAGE**

- 89'

**HEIGHT**

- Interior Height: 22'
- BOB: 20'

**ACCESS**

- 4 Access Points
- Ample Parking

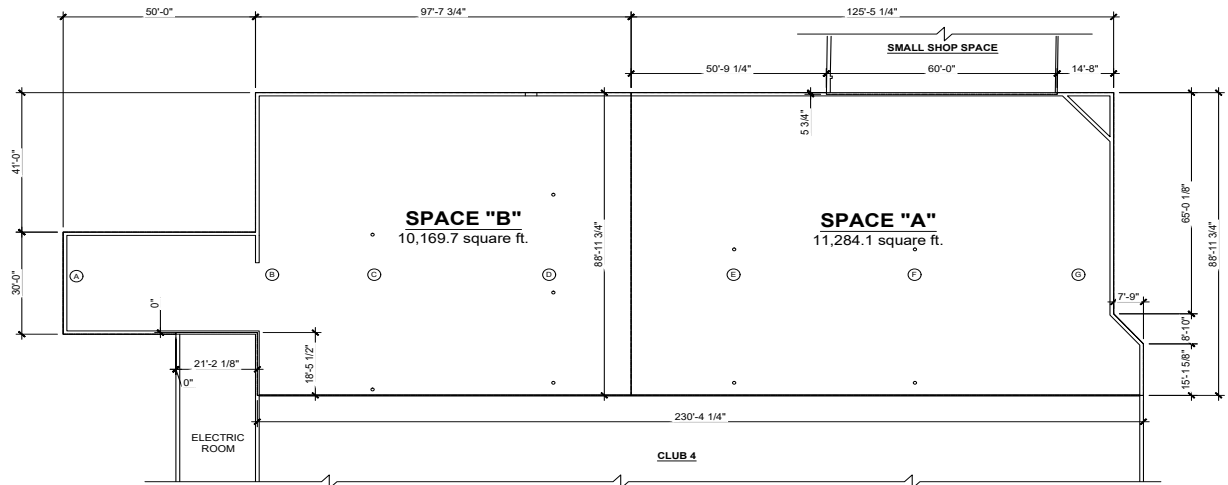
**SIGNAGE**

- Anchor signage on Schillinger Road and at the entrance on Cottage Hill Road.
- Half of Club4Fitness signs are dedicated to this space. Sign will be reworked.

**DESCRIPTION**

- Primarily Open
- Multi-Stall Restrooms
- Manager's Office
- Conference Area
- Dock High Loading
- Dock Staging Area
- Separate Small Dock with Roll Up Door

CONCEPTUAL DIVISION OF SPACE



SCHILLINGER PLACE OVERALL SPACE  
SCALE: 1/16" = 1'-0"

**TABLE OF CLEARANCES**

AREA	BOTTOM OF DECK	BOTTOM OF STRUCTURE
A	17'-8"	14'-10"
B	18'-4"	16'-8"
C	18'-11"	16'-6"
D	19'-11"	16'-6"
E	20'-10"	17'-2"
F	21'-10"	18'-1"
G	23'-0"	21'-0"

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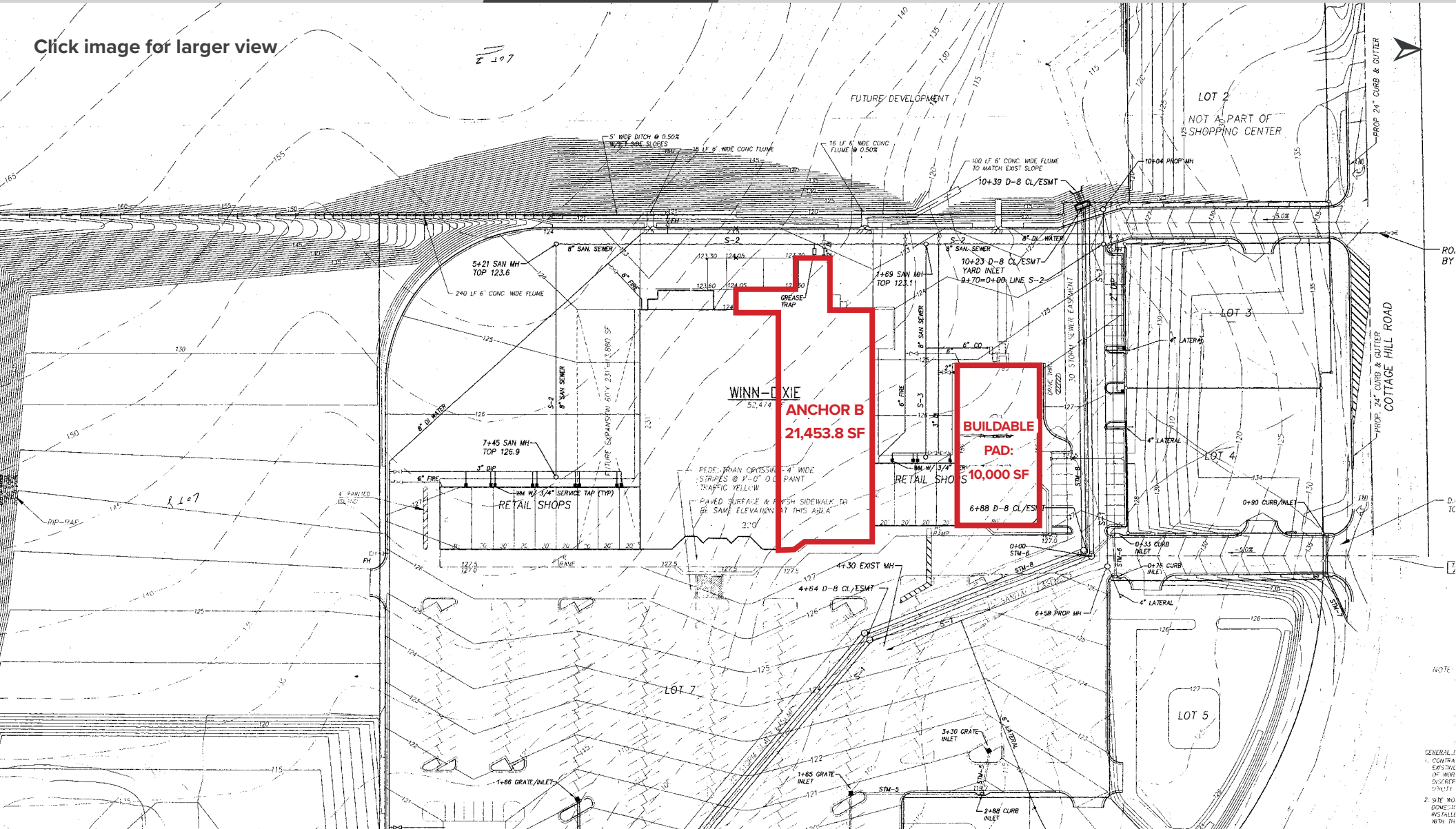
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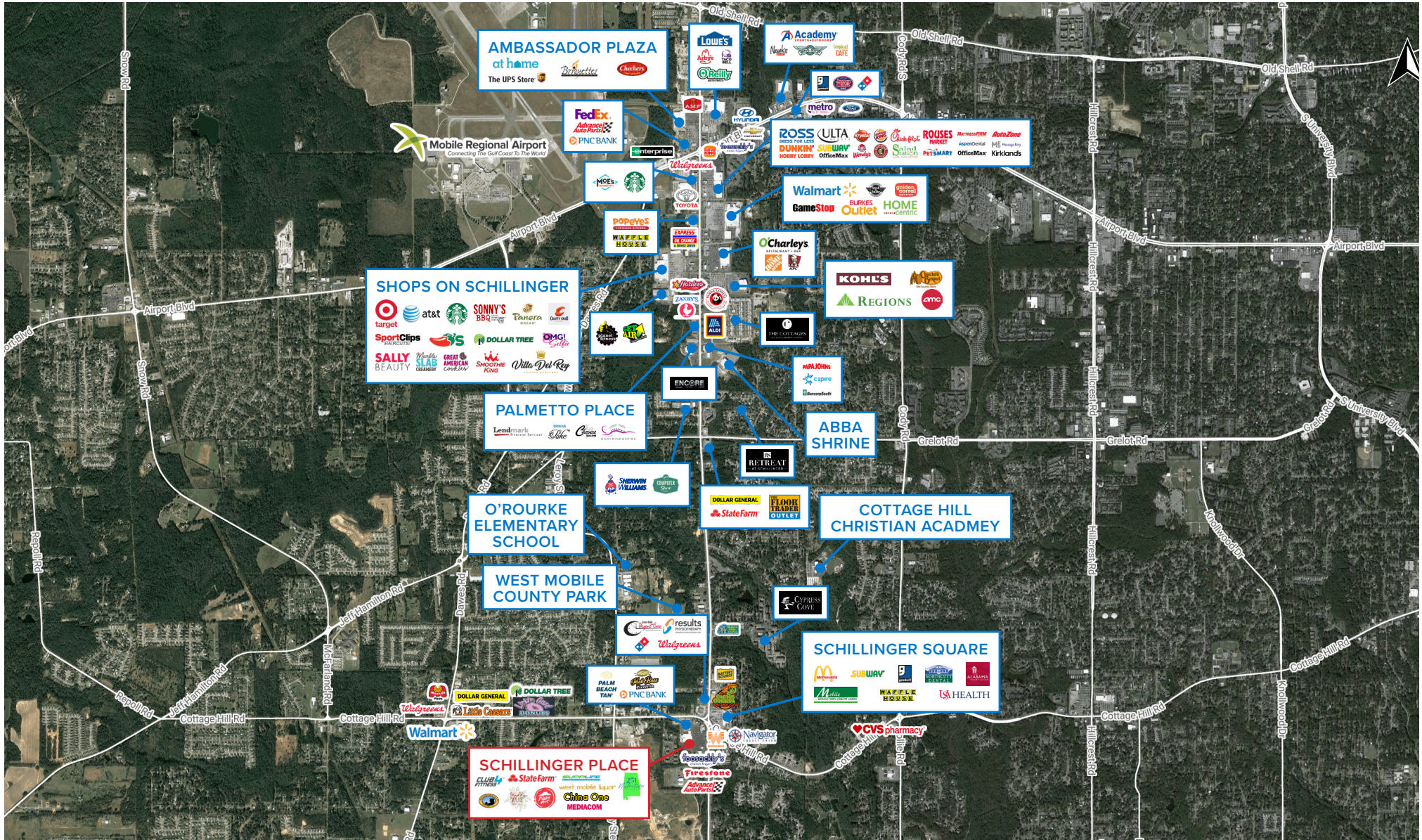
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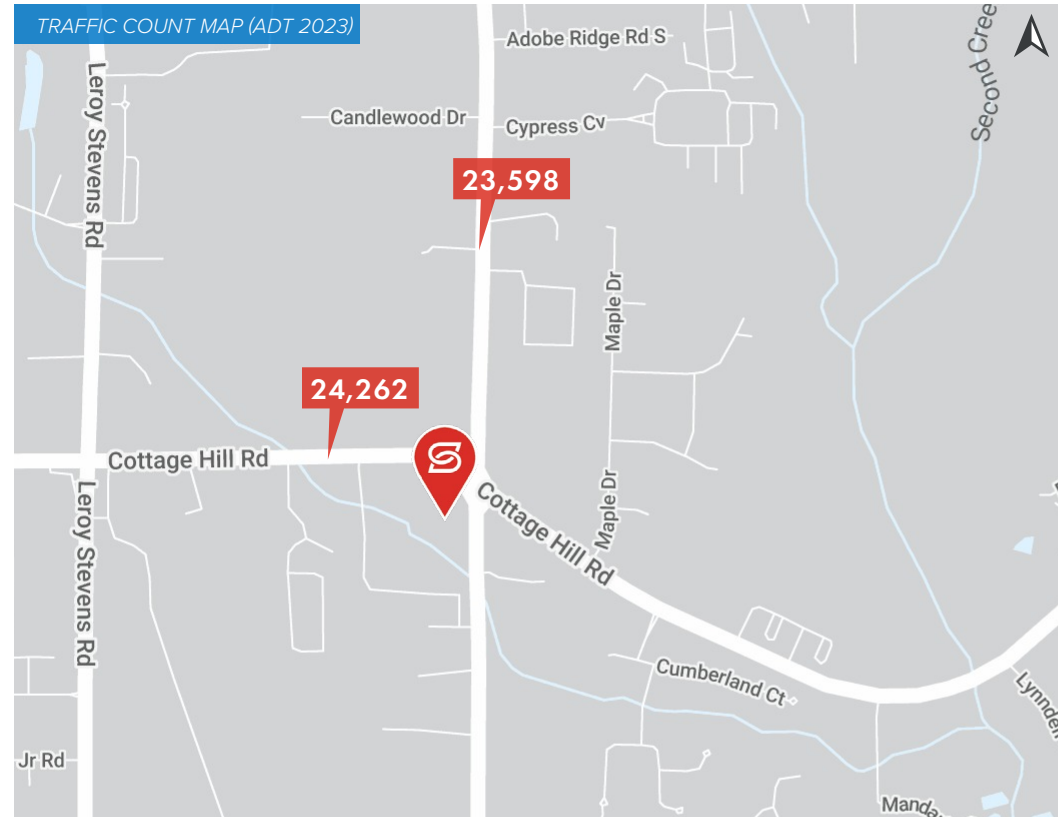
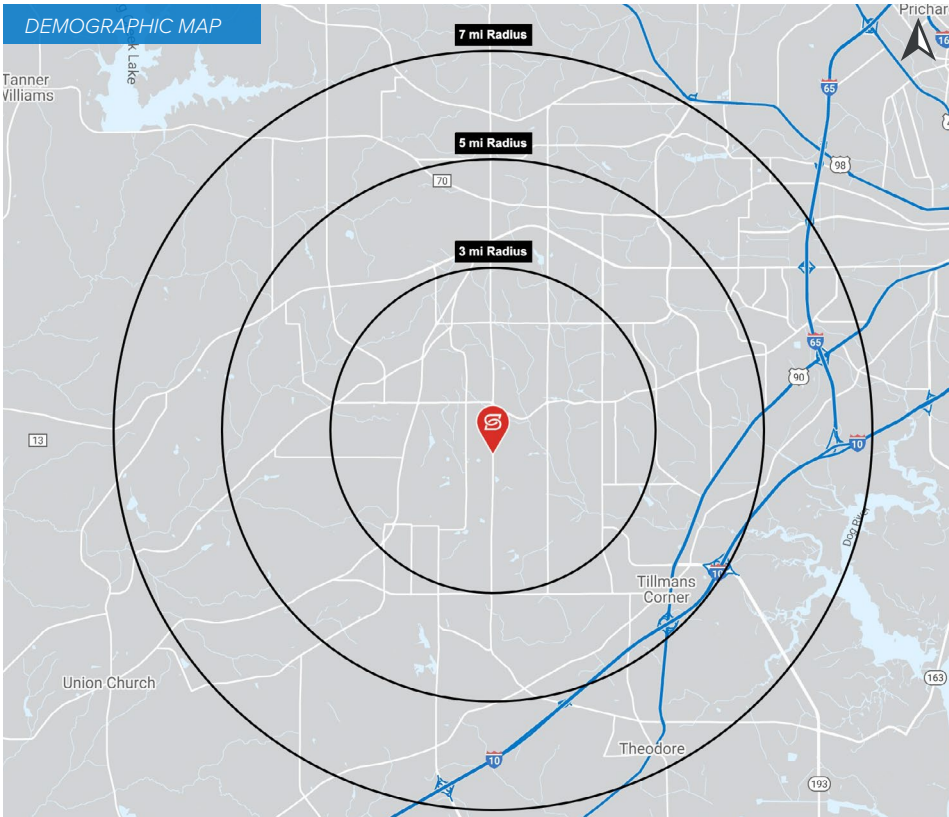
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## 2024 DEMOGRAPHICS

	3 MILE	5 MILE	7 MILE	3 MILE	5 MILE	7 MILE	3 MILE	5 MILE	7 MILE
POPULATION	50,140	115,171	174,035						
AVG. HH INCOME				\$105,993	\$93,246	\$93,046			
HOUSEHOLDS							20,843	47,368	71,267