



PROPERTY DESCRIPTION

This freestanding retail property available for long-term lease is located on the hard corner of NW Aurora Ave and Merle Hay Road, providing excellent visibility at a fully signalized intersection. The offering includes access to an existing grease trap, hood, and walk-in cooler & freezer. The running expenses include water and grease trap maintenance.

OFFERING SUMMARY

LEASE RATE:	\$24.00 SF/yr (NNN)
EST. OPERATING EXPENSES:	\$17.00/SF/yr
AVAILABLE SF:	1,832 RSF
SUITE FEATURES:	Grease trap, hood, and walk-in cooler & freezer
SIGNALIZED INTERSECTION:	Yes
TRAFFIC AT INTERSECTION:	>30K VPD
BUILDING SIZE:	4,011 RSF

LOCATION DESCRIPTION

This bustling corridor provides a diverse array of dining, shopping, and leisure options. It is located strategically between the interstate and Merle Hay Mall, which already attracts over 3m visitors annually and is in the process of adding a multi-use area to its site which is anticipated to boost the visitor count to the area by an additional 300K or more. With its blend of suburban convenience and retail destination amenities, the location offers a compelling environment for retailers as it is able to target both the existing densely populated surrounding neighborhoods in addition to the high volume of commuters that travel along this corridor.

DEMOGRAPHICS	3 MILES	5 MILES	7 MILES
TOTAL HOUSEHOLDS	35,899	79,436	134,898
TOTAL POPULATION	85,712	189,011	326,646
AVERAGE HH INCOME	\$98,074	\$102,351	\$107,187

HEATH D. BULLOCK, CCIM, SIOR
 O: 515.554.7412
 heath.bullock@svn.com

NORA WALSH
 O: 515.259.1041
 nora.walsh@svn.com
 IA #S66842000

RETAILER MAP



HEATH D. BULLOCK, CCIM, SIOR

O: 515.554.7412

heath.bullock@svn.com

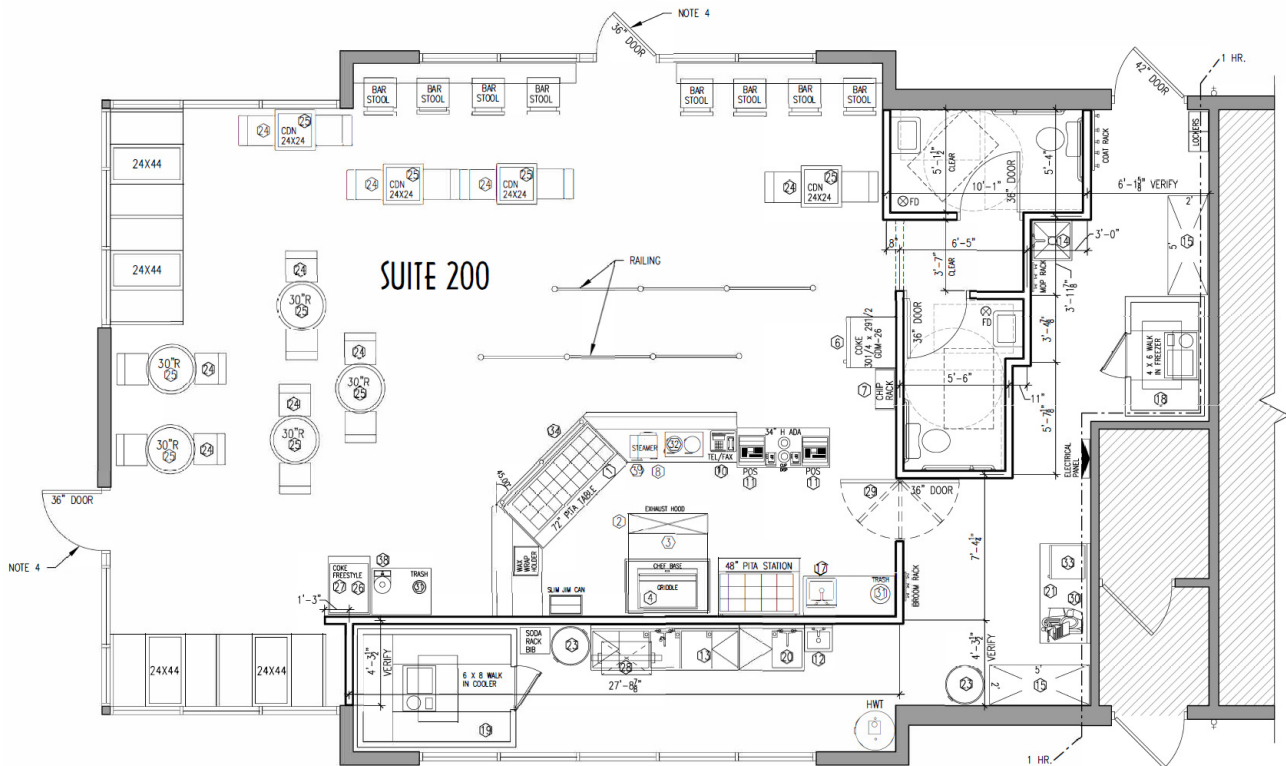
NORA WALSH

O: 515.259.1041

nora.walsh@svn.com

IA #S66842000

INTERIOR



HEATH D. BULLOCK, CCIM, SIOR

O: 515.554.7412

heath.bullock@svn.com

NORA WALSH

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nora.walsh@svn.com

IA #S66842000

ADDITIONAL PHOTOS



HEATH D. BULLOCK, CCIM, SIOR

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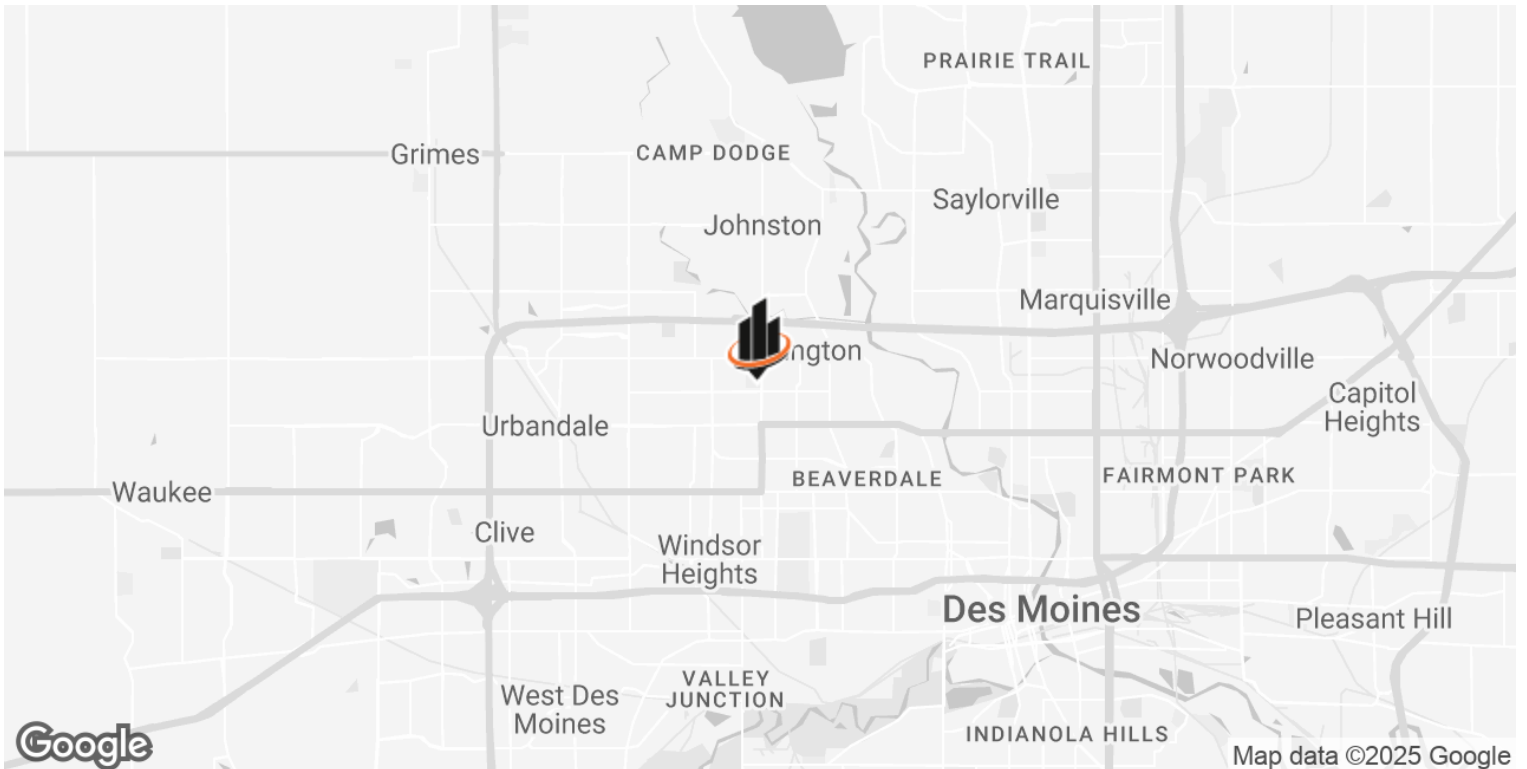
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