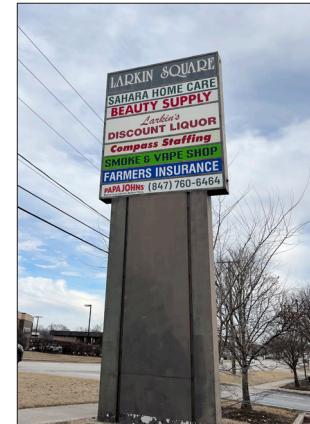


RETAIL/OFFICE FOR LEASE

1,406 SF - Former
Vape Shop

1,406 SF - Insurance
Office

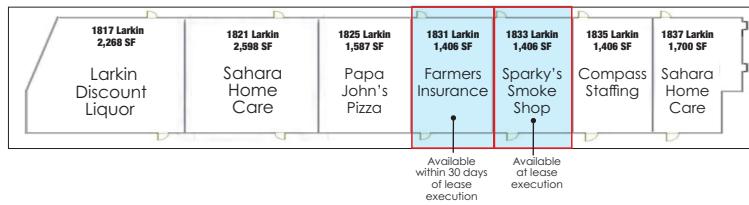


PROPERTY SPECIFICATIONS

Year Built:	1993
Building Size:	12,500 SF
Available:	1,406 SF up to 2,812 SF
HVAC System:	Gas Forced Air
Power:	150 amp 3-phase
Ceiling Height:	10'
Parking:	87 spaces (common)
Washrooms:	1
Sprinklered:	No
Floors:	New ceramic tile
Possession:	Unit 1831 - Within 30 days of lease execution Unit 1833 - Lease execution
Zoning:	AB (Area Business)
Real Estate Taxes, CAM & Insurance:	\$7.50 PSF (2025)
Lease Rate:	\$22.00 PSF, NNN

PROPERTY OVERVIEW

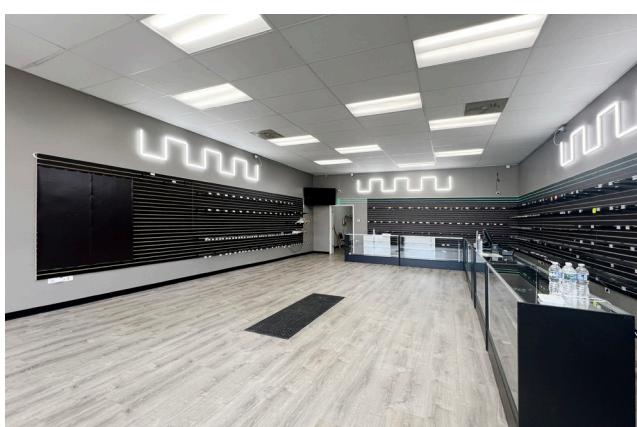
- Unit 1831** - 1,406 SF - Currently operating as Farmer's Insurance. Two private offices, kitchenette, reception area, open work space, one bathroom.
- Unit 1833** - 1,406 SF - Newly renovated space with vinyl flooring and stockroom wall. Former Vape Shop. Fixtures are for sale!
- Tenant is relocating
- Space suitable for retail, medical or office
- Monument signage available
- Join Papa John's Pizza, Larkin's Discount Liquor, Farmers Insurance, Compass Staffing and Sahara Home Care
- Area draws include St. Joseph's Hospital, Jewel, Walgreens, Dunkin Donuts, McDonald's and Larkin High School
- Easy access and great signage on busy Larkin Avenue, 1/4 mile east of Randall Road
- PIN: 06-16-477-040, 041



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UNIT 1831 - Farmer's Insurance Interior



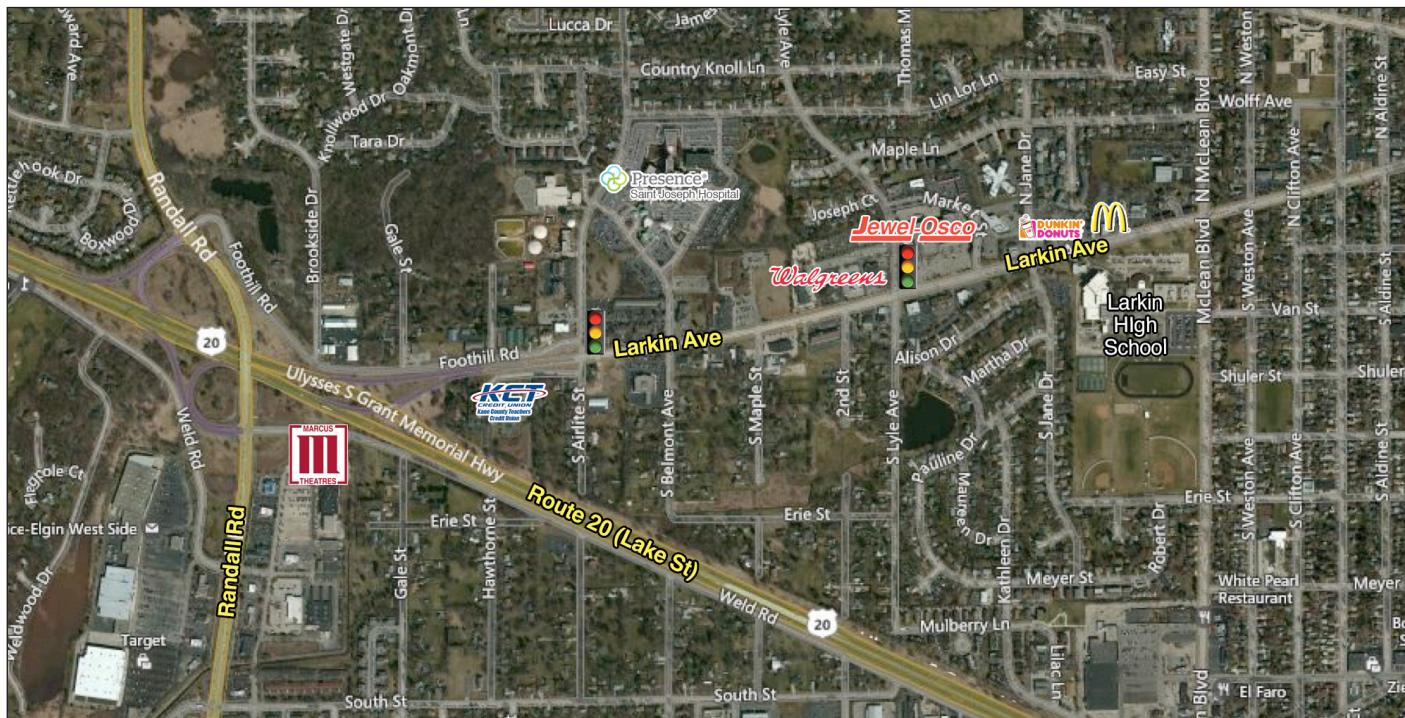
UNIT 1831 - Farmer's Insurance Interior



UNIT 1831 - Farmer's Insurance Interior

Demographics	1 mile	3 miles	5 miles
Avg. Household Income	\$74,668	\$73,819	\$84,949
Population	11,662	88,765	168,044

Traffic Counts: 9,700 cars per day Larkin Ave



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