



LOCATION DESCRIPTION

Located in a bustling retail corridor. Excellent visibility from Navarre Avenue. Less than 1 mile from Mercy, St. Charles Hospital. 1.15 miles from I-280.

PROPERTY HIGHLIGHTS

- NNN lease - Tenant responsible for pro-rata share of CAM, real estate taxes, insurance, and utilities
- NNN charges estimated at \$6.00/SF
- Space can be divided if needed
- Tenant improvements dependent upon lease term
- Attractive Rent Abatements Available!

INTERIOR DESCRIPTION

- Clean and well-lit retail space with a large showroom
- Substantial closet and storage space
- Wall panels built for shelving
- 4 demised rooms
- Secure service counter with 4 roll-up windows
- Substantial power available

OFFERING SUMMARY

Units Available:	2
Lot Size:	2.38 Acres
Building Size:	28,809 SF
County:	Lucas

SPACES	LEASE RATE	SPACE SIZE
Unit A/B	\$9.75 SF/yr	9,417 SF
Unit E	\$12.75 SF/yr	5,014 SF

The information contained herein is from sources deemed reliable, but no warranty or representation is made as to accuracy thereof. It is subject to correction of errors, omissions, change of price prior to sale or withdrawal from market, all without notice. Further, no warranty or representation is made in regard to any environmental condition that may or may not exist.

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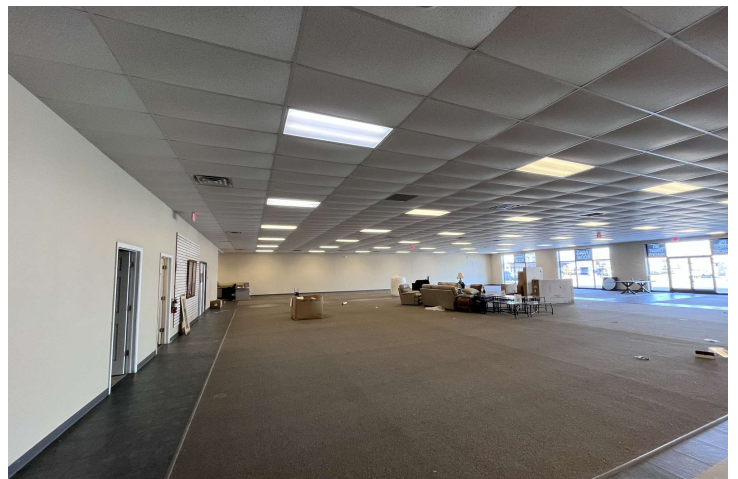


LOCATION INFORMATION		PROPERTY INFORMATION	
Building Name	Squire Shopping Center	Property Type	Retail
Signal Intersection	Yes	Property Subtype	Strip Center
Road Type	Paved	Zoning	40-C2
Nearest Highway	I-280	Lot Size	2.38 Acres
		APN #	4423074
		Traffic Count	20937
		Traffic Count Street	Navarre Avenue
BUILDING INFORMATION		PARKING	
Building Size	28,809 SF	Parking Type	Surface
Tenancy	Multiple	Number of Parking Spaces	86
Number of Floors	1		
Year Built	1961	UTILITIES	
Condition	Good	Central HVAC	Yes
Roof	Flat, rubber membrane	HVAC	RTUs
Free Standing	No	Broadband	Cable
Number of Buildings	1	Gas / Propane	Yes
Walls	Drywall	Electrical	3 - Phase, 200 amp panels
Ceilings	Acoustical tile	Sewer	City
Floor Coverings	Wood patterned vinyl plank and VCT	Water	City
Foundation	Slab		
Restrooms	Two public restrooms in the main showroom, one private employee restroom	LEASE DETAILS	
		Lease Rate	Unit A/B \$9.75 SF/yr Unit E \$12.75 SF/yr
		Lease Type	NNN
		Rent Abatements	Available

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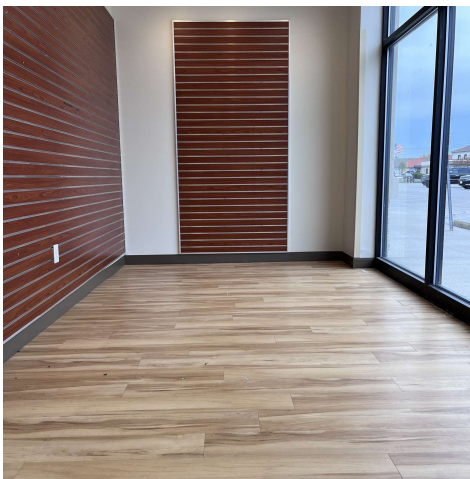




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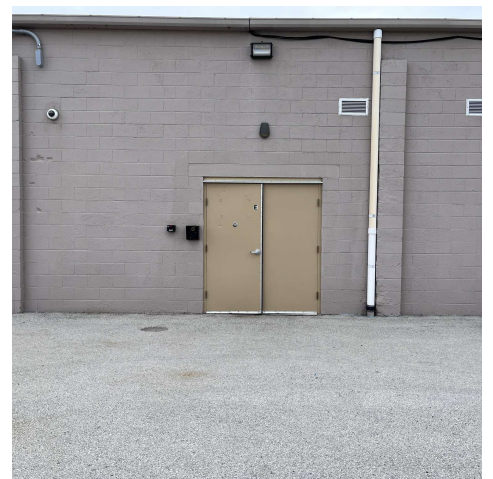




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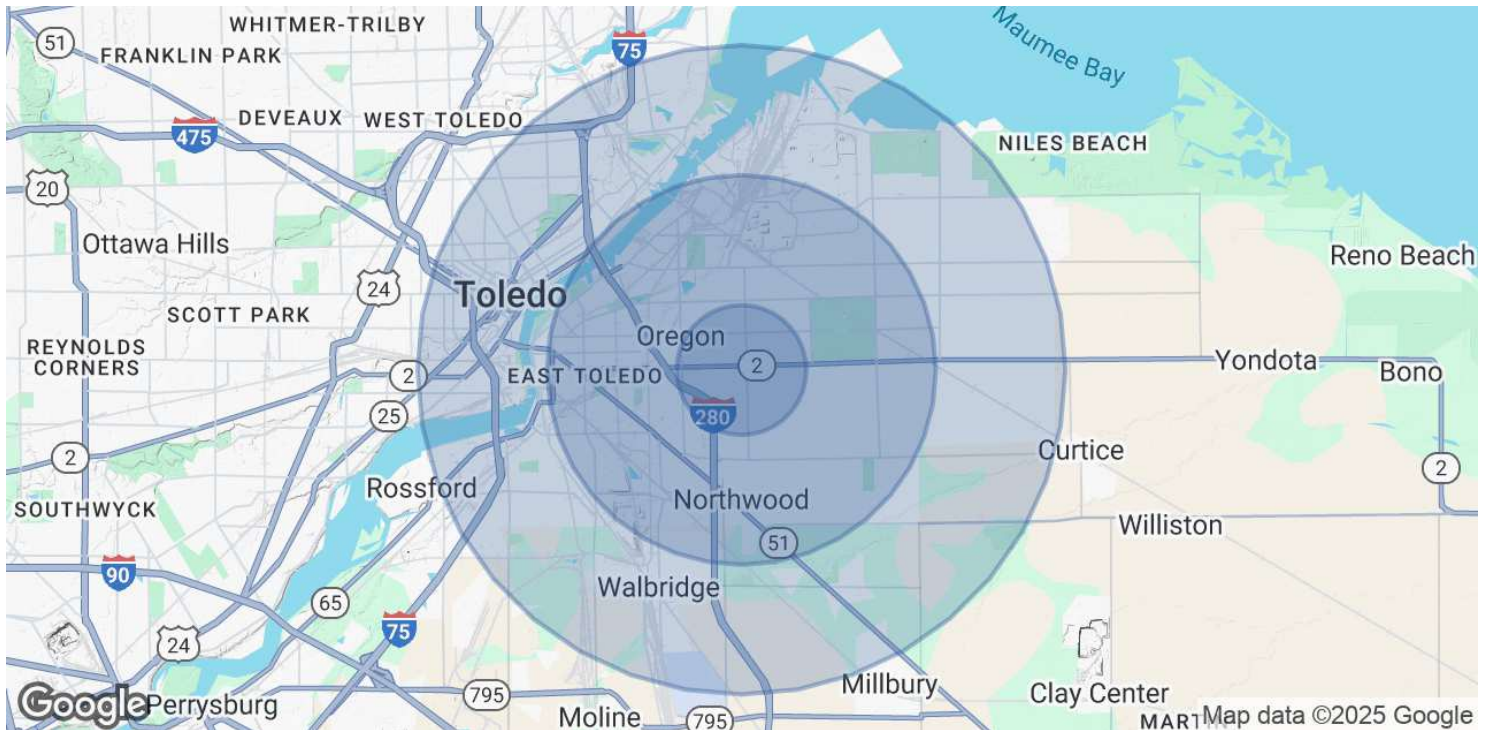




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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,470	42,322	98,620
Average Age	48.1	40.6	38.3
Average Age (Male)	44.6	38.1	36.8
Average Age (Female)	50.0	42.4	39.4

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	2,915	19,979	48,391
# of Persons per HH	2.2	2.1	2.0
Average HH Income	\$71,319	\$49,339	\$43,546
Average House Value	\$146,678	\$88,894	\$78,653

2020 American Community Survey (ACS)

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