

## RETAIL SPACE FOR LEASE



### PROPERTY SPECIFICATIONS

- Description:** Community Center
- Building Size:** 95,259 SF
- Available Spaces:** 1,600 SF up to 4,000 SF
- Land Size:** 6.67 Acres
- Year Built:** 1990
- Sprinklered:** No
- Possession:** May 2026
- Ceilings:** 10'
- Sewer/Water:** City
- Zoning:** Commercial C-2
- Taxes,CAM,**
- Insurance:** \$4.35 PSF (2026)
- Lease Price:** \$18.00 PSF

### PROPERTY OVERVIEW

- High profile location on Rte 31, just north of Rte 72, and minutes from I-90
- **4,000 SF** - Can be easily subdivided into 1,600 and 2,400 SF units
- 2,400 SF Unit - one bathroom, open retail area, rear storage and drop ceiling
- 1,600 SF Unit - two bathrooms, open retail area, rear storage and drop ceiling
- Entire unit measures 50' wide x 80' deep. Currently operating as Sewing Concepts
- Join Firestone, UPS Store, Southern Belle's Pancake House, Pizza Hut, Sherwin Williams, Salon Anovin, MAACO, Athletico, Flaming Hot Deals, Orthollinois Fieldhouse, Appliances 4 Less, Fast Signs, Artistry Dance & Co.
- Adjacent to Aldi, Auto Zone & Fifth Third Bank, and across the street from Panera & Olive Garden
- Two signalized intersections with multiple access points
- Strong median annual household income of \$109,000

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