



Prime West 38th Street Retail & Service Space Frontage on - 38th St - Lafayette Rd - Georgetown Rd

- 19,260 sf can be made available / divisible
- Alamo Draffhouse Cinema coming soon next door
- Multiple points of entry with high visibility and access off of three major thoroughfares with over 100,000 cars per day
- Ideal International Marketplace location and co-tenancies
- Pylon and monument signage available
- Exceptionally well maintained and managed

TRAFFIC COUNTS

38th Street - 59,000 ADT

Lafayette Road - 31,100 ADT

Georgetown Road - 26,102 ADT

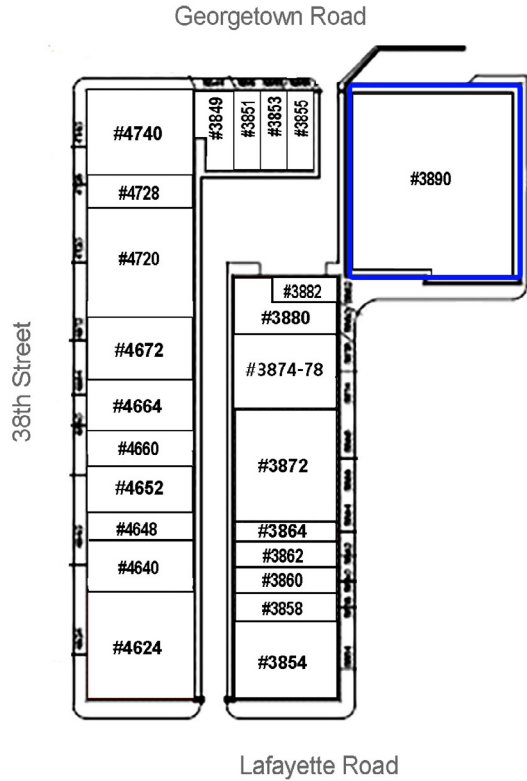
CONTACT

McCrea Property Group
For More Information

MARKET DEMOGRAPHICS

Radius	Population	Income	Households	Daytime Pop
1 Mile	11,533	\$72,961	4,140	4,006
3 Mile	103,592	\$68,270	42,572	28,985
5 Mile	243,973	\$81,325	98,563	115,723





UNIT	TENANT	SIZE
3854	Joyeria Rubi	4,800
3858	Partners Personnel	1,600
3860	Venus Salon	1,600
3862	Boutique/Spa	1,600
3864	Elite Nutrition	1,200
3872	Super Morelos	6,800
3874-78	La Hacienda	4,800
3880	Tortilleria El Fogon	2,200
3882	Vity's Alterations	1,000
*3890	Chispas	19,260
3849	Alex Nails	1,600
3851	Delicias Jalisco	1,200
3853	Ingrid Beauty Salon	1,200
3855	About Face Salon	1,200
4624	Mega Furniture/Rugs	7,200
4640	Money Saver Int'l Food Market	4,000
4648	H&R Block	1,600
4652	Bestaff LLC	2,800
4660	KT Nail Supply	2,000
4664	KT Nail Supply	2,975
4672	A Taste of Dubai	3,425
4720	38th Buffet	6,400
4728	Style N Dial	1,600
4740	7 Days Dentist	4,800

* Can be made available / Divisible

Pylon Sign



Monument Sign

