

## **RETAIL**

# 4921 W WESTERN AVE



#### **PROPERTY HIGHLIGHTS**

- New retail development with 1,500 3,794 SF available, anchored by Starbucks
- Ample parking provided for both employees and visitors
- Positioned at a signalized intersection with traffic counts exceeding 13,668 VPD
- The space is currently in shell condition designed to accommodate a variety of floor plans and businesses
- Subject to deal terms, landlord will deliver the space in white box condition with additional tenant improvement dollars available
- One mile from the US 20 and SR 2 interchange

RATE	\$29.00 - 32.00 SF/YR (NNN)		
Available SF:	1,500 - 3,794 SF		
Lot Size:	0.97 Acres		
Building Size:	6,225 SF		









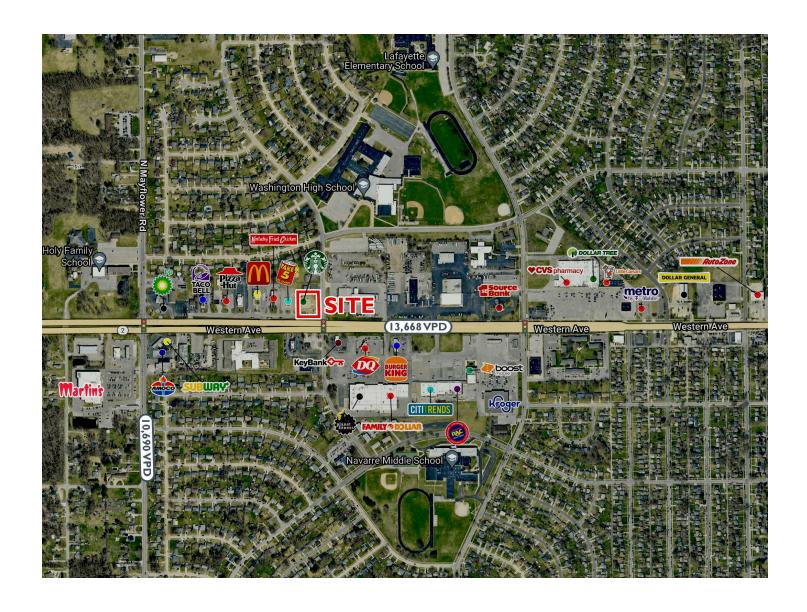






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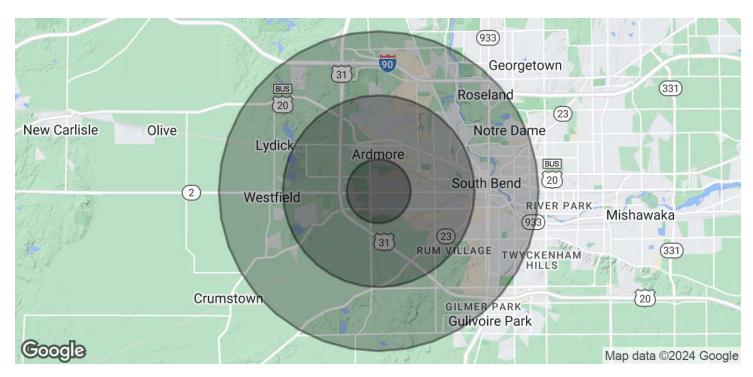
GAGE HUDAK, CCIM

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POPULATION	I MILE	3 MILES	5 MILES
Total Population	9,432	39,454	104,709
Average Age	37	36	37
Average Age (Male)	36	35	36
Average Age (Female)	38	37	37
HOUSEHOLDS & INCOME	I MILE	3 MILES	5 MILES
Total Households	3,417	14,396	38,197
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$58,809	\$56,481	\$70,730
Average House Value	\$115,366	\$125,120	\$177,414

Demographics data derived from AlphaMap

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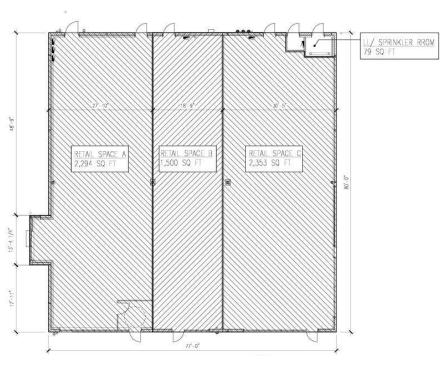
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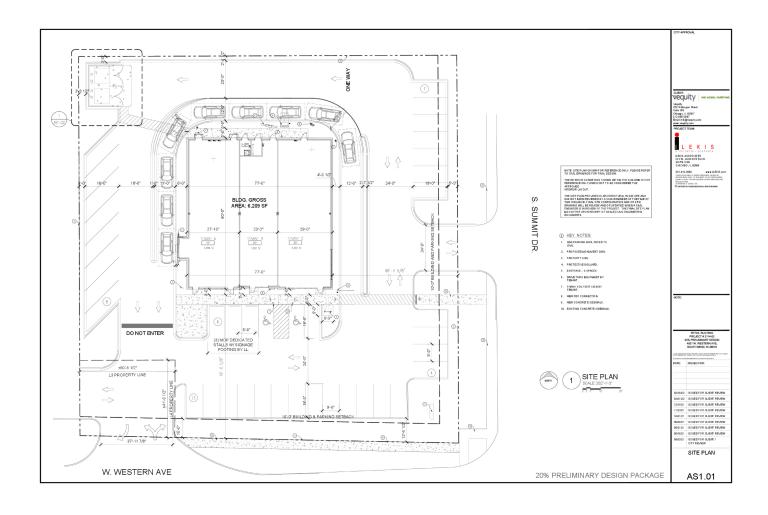


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