

## **RETAIL**

# 1021 W STATE ST



#### PROPERTY OVERVIEW

Great retail space for lease next door to Taco Bell. Ample parking. Excellent road visibility. This space is white boxed for future tenant.

#### PROPERTY HIGHLIGHTS

- Excellent Visibility
- Join Taco Bell and many National brands on the same road
- White Box
- · Lots of parking
- High Traffic counts of 15,681 VPD

#### **LEASE RATE** \$14.00 SF/YR (NNN)

Available SF:	1,700 SF
Building Size:	3,648 SF











LEASE

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#### TERESA DATEMA

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LEASE

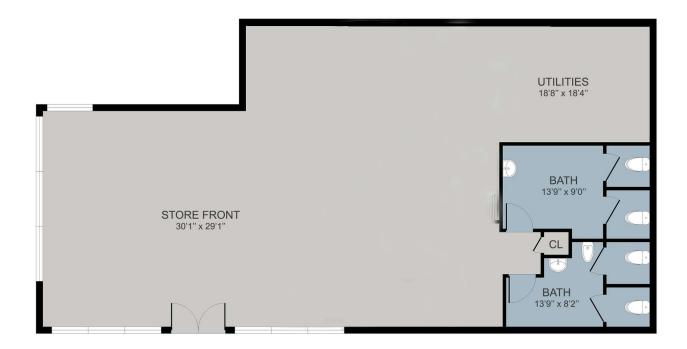
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#### **1021 State**

Finished Sq Ft: 1681 Total Sq Ft: 1681

#### STORE MAIN FLOOR

Finished Sq Ft: 1681 Total Sq Ft: 1681



THIS FLOOR PLAN IS PROVIDED WITHOUT WARRANTY OF ANY KIND. HARR CREATIVE DISCLAIMS ANY WARRANTY INCLUDING, WITHOUT LIMITATION, SATISFACTORY QUALITY OR ACCURACY OF DIMENSIONS.

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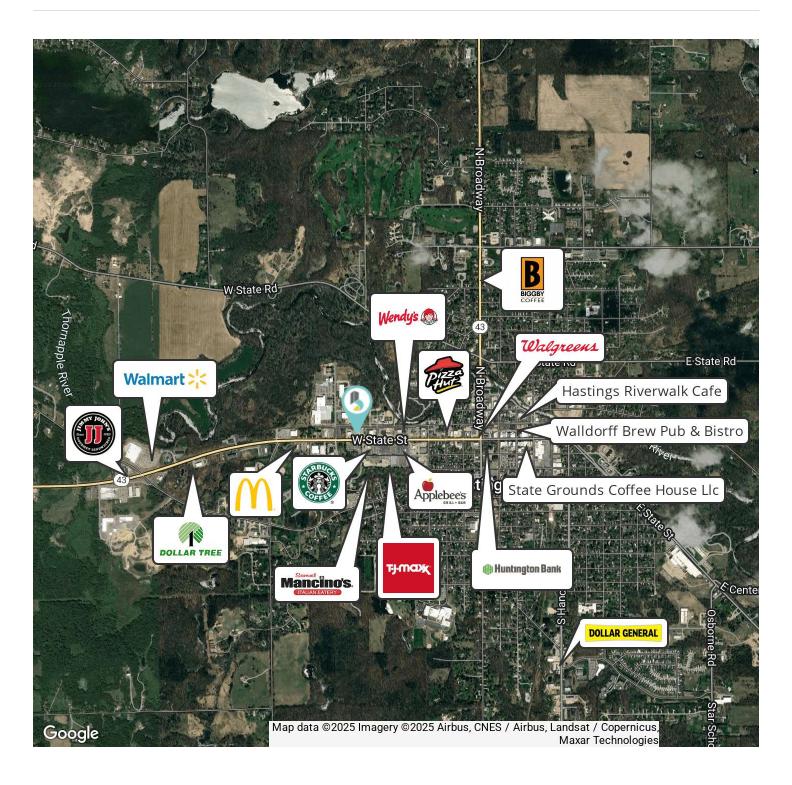
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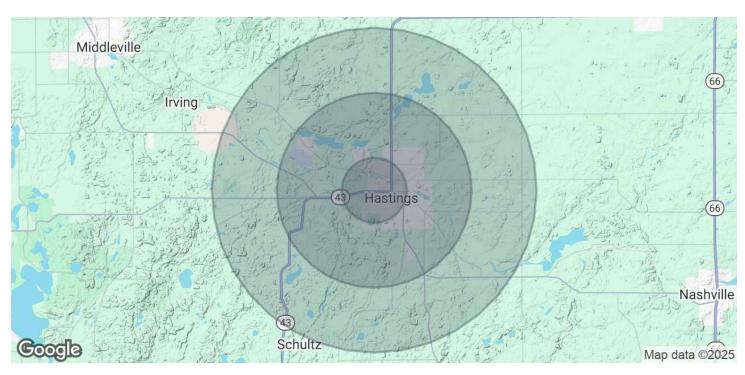
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POPULATION	I MILE	3 MILES	5 MILES
Total Population	3,428	11,353	16,575
Average Age	41	42	42
Average Age (Male)	39	40	41
Average Age (Female)	43	44	43
HOUSEHOLDS & INCOME	I MILE	3 MILES	5 MILES
Total Households	1,411	4,653	6,662
# of Persons per HH	2.4	2.4	2.5
Average HH Income	\$76,833	\$85,513	\$93,056
Average House Value	\$213,911	\$234,454	\$263,628

Demographics data derived from AlphaMap

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