



## 5,227 SF Retail Space on Broadway

### Lease Rate: Contact Broker

#### Property Features:

- Highly Visible Corner Unit
- Rare off-street parking (14 Spaces)
- Currently built out as Medical / Urgent care
- Excellent urban core location
- Hard to find space
- 600 Amps for all 3 spaces
- NNN Expenses \$15.15/SF

#### Property/Area Details:

Attractive, street level retail space in the center of the historic Baker Neighborhood. Located in an increasingly popular section of Broadway that draws a large crowd of leisurely retail shoppers and restaurant goers. Well established neighboring businesses bring many repeat customers, curious newcomers, and tourists.

For more information, please contact:

**Jamie Mitchell**

**Principal**

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JMitchell@PinnacleREA.com

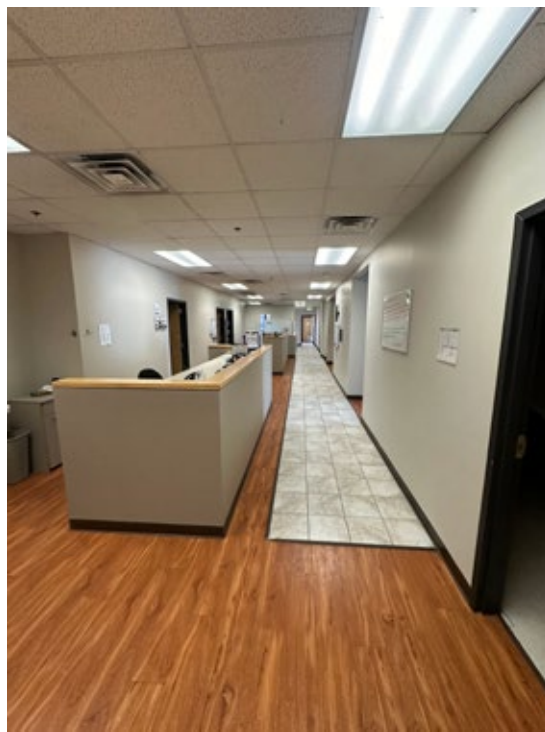
**Paul Nora**

**Advisor**

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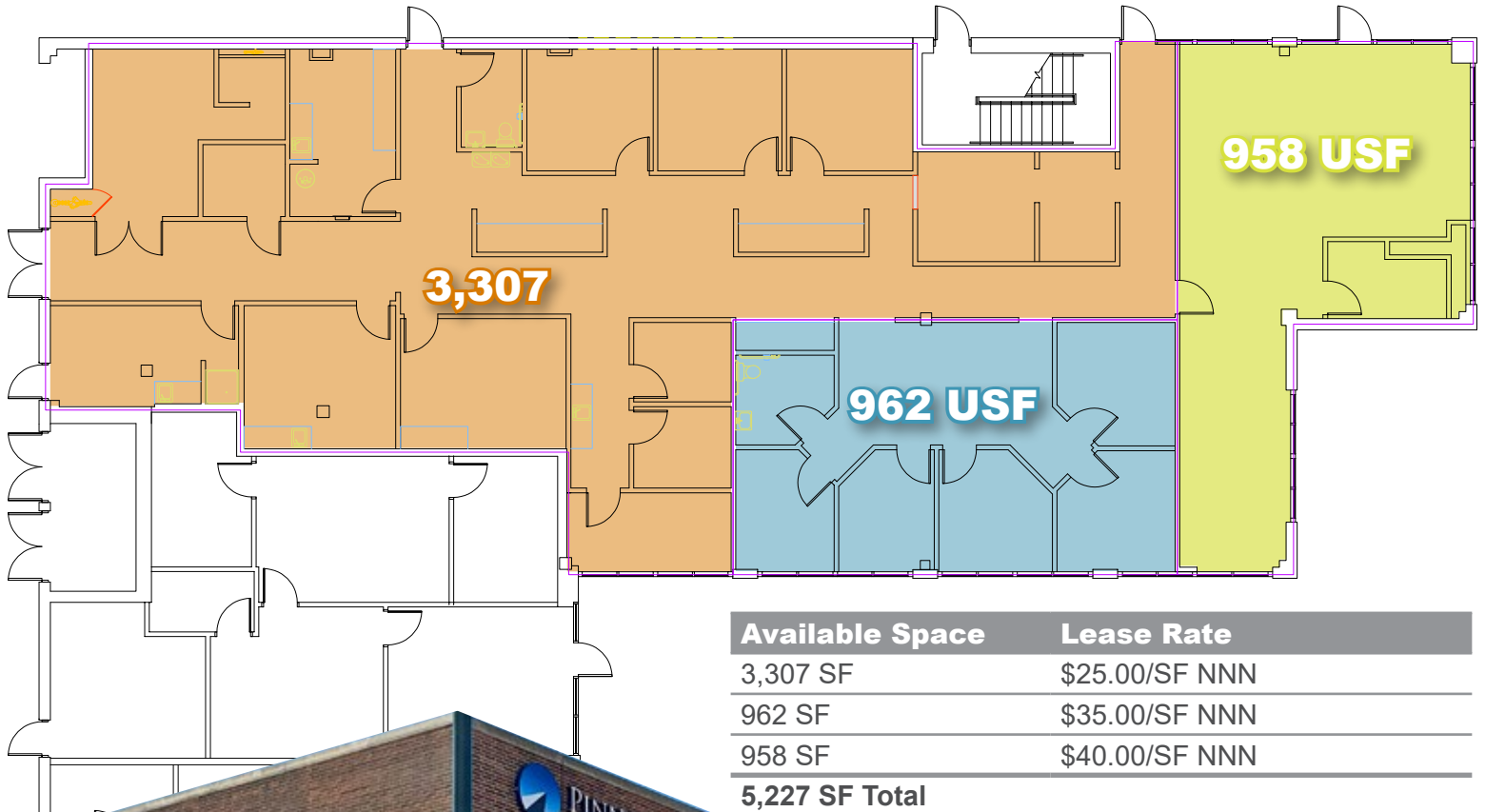
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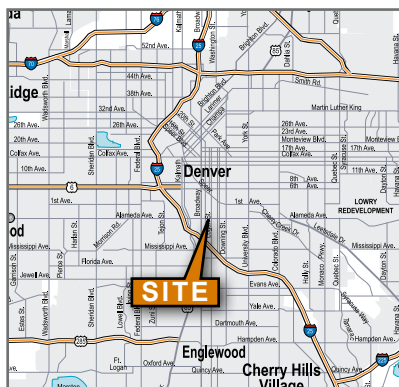
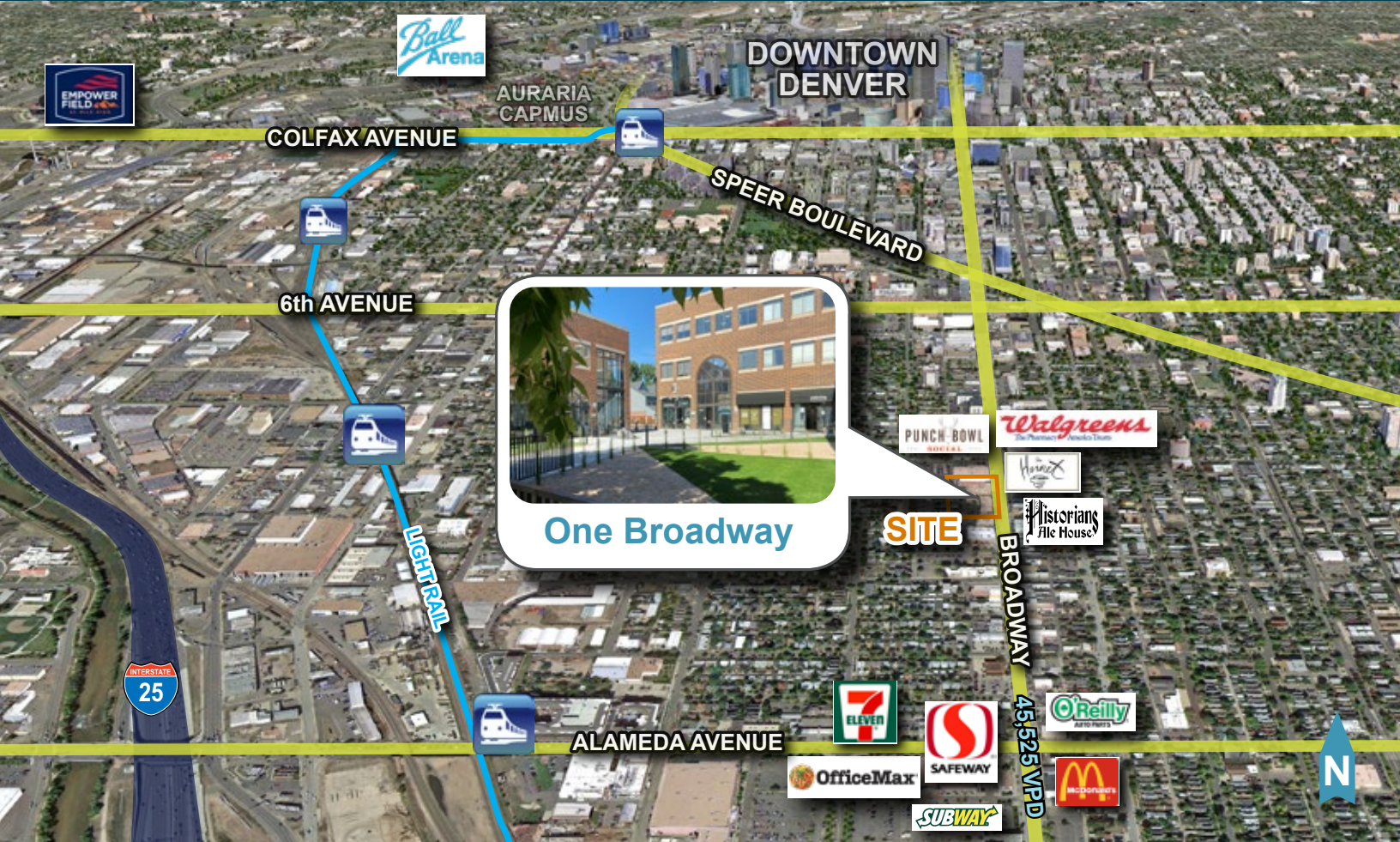


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### Area Demographics:



#### Population

1 mile	31,840
3 mile	237,010
5 mile	549,924



#### Households

1 mile	18,902
3 mile	121,822
5 mile	258,234



#### Average HH Income

1 mile	\$110,645
3 mile	\$114,367
5 mile	\$110,946

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