

RETAIL SPACE
FOR LEASE



PROPERTY SPECIFICATIONS

Description: Retail Space
For Lease: 1,200 SF
Outlot Building: 6,000 SF
Year Built: 1982
HVAC System: Gas Forced Air
Sprinklered Yes
Bathroom: One
Sewer/Water: City
Zoning: B2 PUD
Possession Date: Lease execution
Real Estate Taxes, CAM & Insurance: \$5.50 PSF (2024)
Lease Term: 3 Years Minimum
Lease Price: \$21 PSF, NNN

PROPERTY OVERVIEW

1,200 SF RETAIL SPACE

- Endcap location facing McLean Blvd with great visibility
- Space includes one bathroom and one utility closet
- At the intersection of Big Timber Rd. and McLean Blvd.
- At Tyler Creek Plaza and Butera Market
- Join Subway, Jasmine Salon, MFine Nail Spa and Sparky's Smoke Shop in this well - located outlot building
- Adjacent to Dunkin' Donuts and Mobile Gas Station

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AERIAL

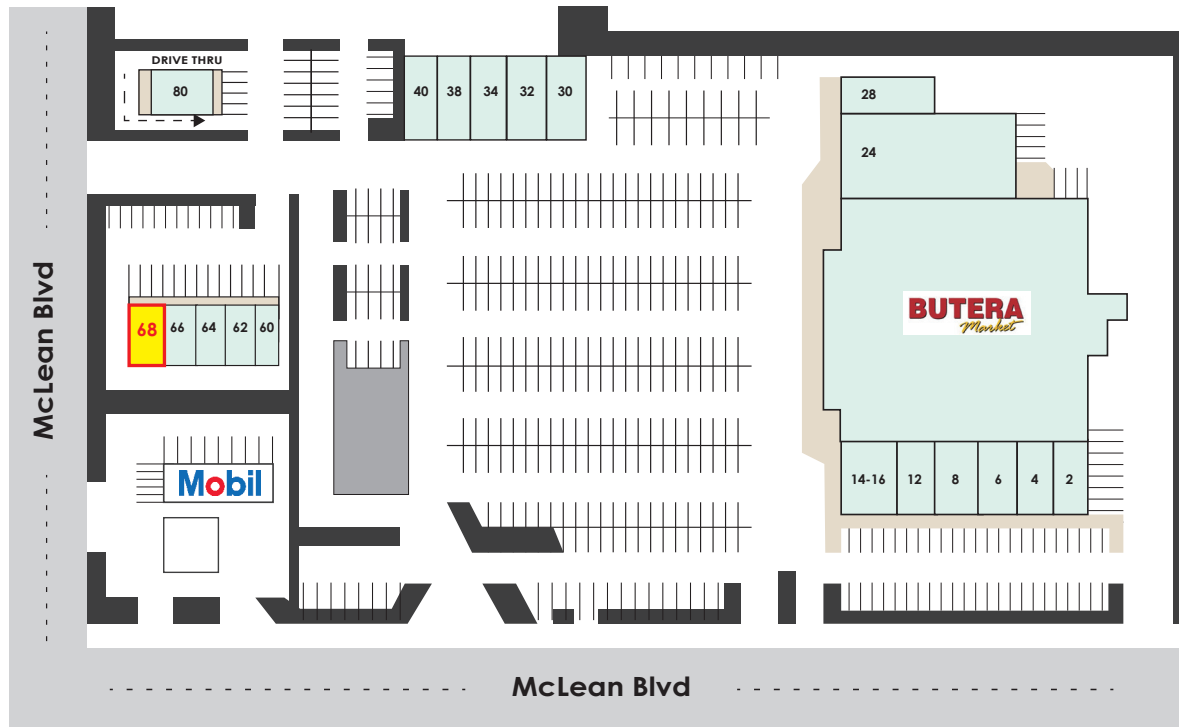


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SITE PLAN



UNIT	TENANT	SQ FT	UNIT	TENANT	SQ FT
1-2	Rosati's Pizza	1,100	34	Cleaners	2,400
4-6	Ramiro's Restaurant	2,200	38	Cigarette Shop	1,200
8	Green Jade	2,200	40	Vacant	1,200
12	Boost Mobil	1,100	60	Vacant	1,200
14-16	Vacant	4,200	62	Fantastic Nails	1,200
24	Vacant	8,450	64	Jasmine Beauty	1,200
28	Vacant	3,600	66	Salon Subway	1,200
30	21 Fadz	925	68	VACANT - FOR LEASE	1,200
32	Accurate Personnel	1,475	80	Dunkin' Donuts	1,721

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INTERIOR PHOTOS



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AREA DEMOGRAPHICS

POPULATION			
RADIUS	2 MILES	5 MILES	10 MILES
2010 Population	33,939	165,100	464,517
2023 Population	34,336	172,123	474,850
2028 Population Projection	33,490	169,641	470,901
Annual Growth 2010-2023	0.1%	0.3%	0.2%
Annual Growth 2023-2028	-0.5%	-0.3%	-0.2%
Median Age	38.9	38.4	39.4
Bachelor's Degree or Higher	23%	26%	33%
U.S. Armed Forces	10	32	60

POPULATION BY RACE			
White	28,802	140,598	387,739
Black	2,538	10,058	20,332
American Indian/ Alaskan Native	875	3,160	5,417
Asian	1,261	13,942	50,453
Hawaiian & Pacific Islander	29	166	366
Two or More Races	832	4,200	10,543
Hispanic Origin	14,466	67,583	132,779

HOUSING			
RADIUS	2 MILES	5 MILES	10 MILES
Median Home Value	\$205,999	\$242,327	\$257,887
Median Year Built	1971	1981	1988

INCOME			
Avg Household Income	\$87,175	\$103,582	\$113,790
Median Household Income	\$70,150	\$85,275	\$93,310
< \$25,000	1,414	6,039	14,549
\$25,000 - 50,000	2,725	9,840	23,292
\$50,000 - 75,000	2,296	9,240	24,461
\$75,000 - 100,000	1,563	8,599	23,421
\$100,000 - 125,000	1,594	8,634	22,229
\$125,000 - 150,000	933	4,797	15,016
\$150,000 - 200,000	823	4,646	16,947
\$200,000+	607	5,512	18,998

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