

RETAIL SPACE
FOR LEASE

NEW TO MARKET



PROPERTY SPECIFICATIONS

Description: Retail Space
For Lease: 1,411 SF
Center Size: 18,256 SF
Year Built: 2004
HVAC System: Gas Forced Air
Sprinklered Yes
Bathroom: One
Sewer/Water: Village
Zoning: B2 PUD
Possession Date: Subject to Negotiations
Real Estate Taxes, CAM & Insurance: \$8.64 PSF (2024)
Lease Term: 3 Years Minimum
Lease Price: \$22 PSF, NNN

PROPERTY OVERVIEW

1,411 SF RETAIL SPACE

- **CONFIDENTIAL! PLEASE DO NOT TALK TO EMPLOYEES!**
Currently occupied by Mathnasium. Tenant relocating.
- Available on May 1, 2024
- Prime exposure to Randall Rd retail corridor - 42,694 VPD on Randall Rd.
- Located across the street from Algonquin Commons and Walmart
- Join Montarra Grill, Diamond Physical Therapy, Jewelers, Plato's Closet, Blue Ribbon Millwork and @Properties
- Adjacent to BP Amoco/Dunkin' Donuts and Dave's Hot Chicken

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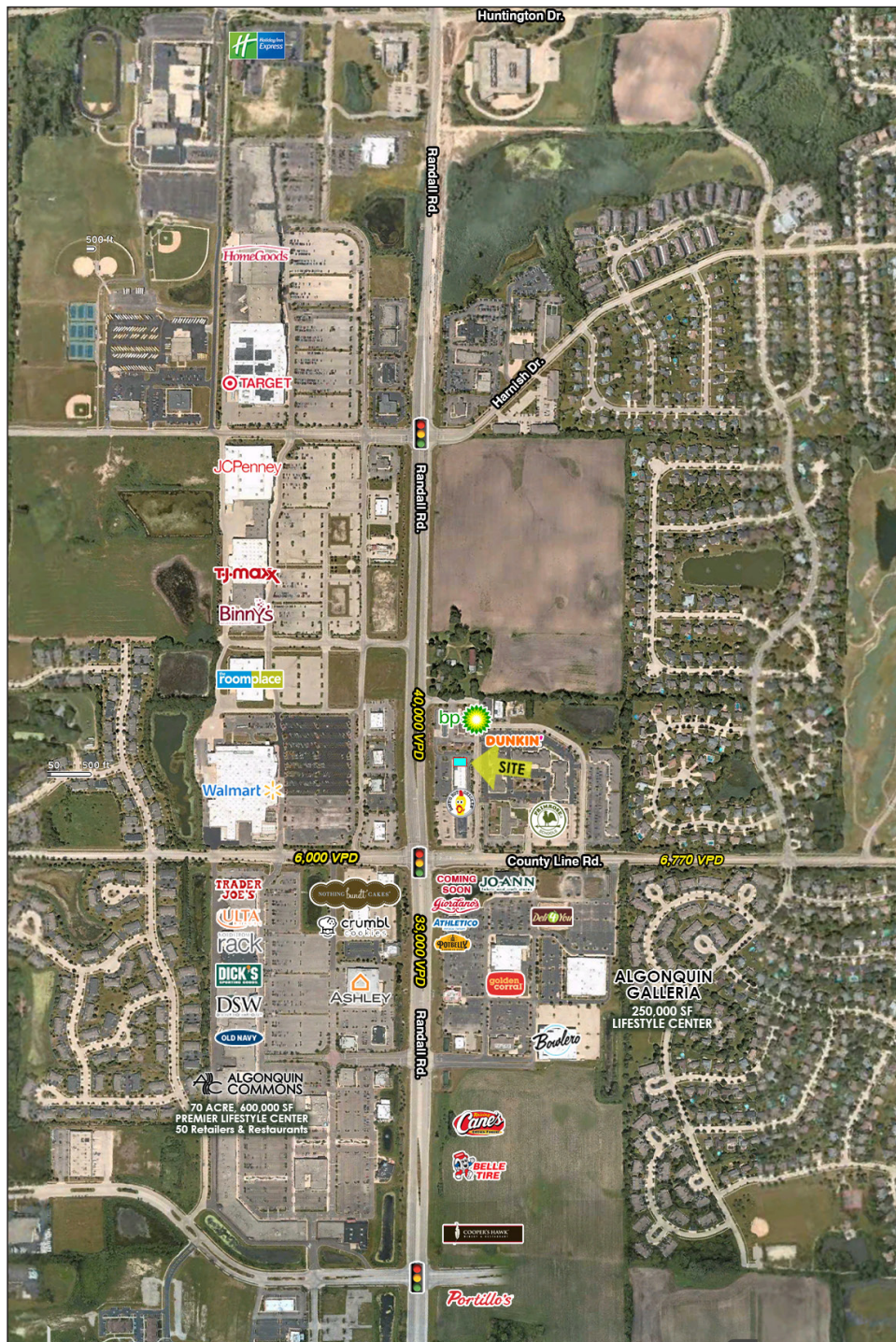




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