

# Lease Space Available

## NORTH CIRCLE PLAZA



## 3813-3815 Ross Clark Circle

LEASING SPACES FROM 2000 SF - 21,000 SF

North Circle Plaza is a premier retail destination positioned in the northwest quadrant of the Circle at a signalized intersection where two major commercial corridors converge. This high-visibility, high-access location is experiencing rapid growth, anchored by the recent opening of O'Reilly's flagship mega center. With easy ingress/egress, a strong daytime population, and proximity to key service providers, the center supports both tenant success and long-term investment performance.



### PROPERTY HIGHLIGHTS

- **Beautifully renovated spaces** ready for retail, service, or medical office build-outs
- **Established anchor tenants** driving steady traffic
- **Development upside** with room to scale and optimize mix
- **Scalable growth & profit potential** for multi-location operators and regional brands

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COMMERCIAL DIVISION<sup>SM</sup>

## TAILORED VALUE FOR OFFICE & PROFESSIONAL USERS

### Win the daily drive-by.

- **Pole signage** at the intersection plus **billboard visibility** for brand lift and **Out Parcel Availability**
- **300+ on-site patron parking spaces** to convert traffic to transactions
- **Established anchor tenants** drive consistent, needs-based trips
- Flexible **suite sizes** and **build-out options** to match your concept
- Ideal for: specialty retail, health & wellness, beauty, boutique fitness, optometry/vision, pet, professional services with storefront, and specialty food

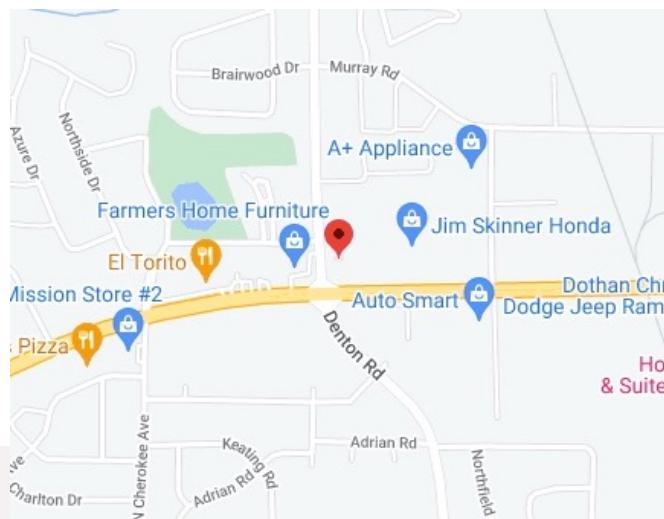


**Coming Soon !!**



## ADVANTAGES FOR TENANTS

- **Arrival Experience:** Client-friendly access from major corridors
- **Flexibility:** efficient build-outs, scalable layouts
- **Suites:** Inline retail/service and professional office options
- **Delivery:** white box
- **Incentives:** Tenant improvement and signage packages **negotiable for qualified users**



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