

RARE STANDALONE 3,889 SF RETAIL OPPORTUNITY WITH ROLL-UP DOOR & EXTENSIVE REAR PARKING

Built for High-Visibility and High-Volume Operations



TRAFFIC & VISIBILITY

43,700+ Cars Per Day (ADT)

+40–50 Cars Per Minute During Peak Hours

- ♦ Strong Street Presence with Excellent Frontage
- ♦ High-Exposure Signage Opportunity



SPACE DETAILS

+3,889 SF Standalone Building

- ♦ Flexible Open Layout
- ♦ High Ceilings with Excellent Natural Light
- ♦ Ideal for Retail, Restaurant, Showroom, Fitness, or Creative use



UNIQUE FEATURES

- ♦ Roll-Up Door Access – Perfect for Deliveries, Indoor/Outdoor Flow, or Activation Concepts
- ♦ Large Rear Parking Lot – Rare for Retail
- ♦ Easy Loading / Operational Efficiency
- ♦ Supports High Volume or Experiential Businesses



PARKING & ACCESS

- ♦ Ample Front & Rear Parking
- ♦ Convenient Ingress & Egress
- ♦ Customer + Staff Friendly Layout

Ideal for restaurant concepts, fitness studios, auto-related retail, showroom users, or any business seeking visibility with functional rear access.

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Contact **MK Shadman** at **408 835 7030**

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