



**MULTI TENANT  
RETAIL WITH  
AMPLE PARKING  
& LARGE PYLON  
SIGNAGE**



**PROPERTY/MARKET SUMMARY**

3,600 SF freestanding building with ample parking and large pylon signage available on a busy hard corner generating 33,100+ VPD. Former 7-Eleven connected to Rosati's Pizza, ensuring heavy foot traffic and business in a high average household income area of \$118,145 within 1 mile.

- Strategically located on the prominent hard corner of 111th Street.
- Surrounded by neighboring national tenants, including Dollar Tree, Dunkin' Donuts, Burger King, and Walgreens, directly across the street.

**PRICING**

**AVAILABLE | 2,500 SF**  
**RENT | \$27 / SF / YR (NNN)**  
**CAM + TAX | \$7.60 PSF**

**DEMOGRAPHICS**

	1/2 MILE	1 MILE
<b>POPULATION:</b>	20,906	28,697
<b># HOUSEHOLDS:</b>	8,110	26,522
<b>AV HH INCOME:</b>	\$133,397	\$118,937

**NEARBY BUSINESSES**



**DOLLAR TREE**

**True Value**



**DUNKIN' DONUTS**

**Walgreens**



*Information furnished regarding property for sale, rental or financing is from sources deemed reliable, but no warranty or representation is made to the accuracy thereof and same is submitted to errors, omissions, change of price, or withdrawal without notice.*

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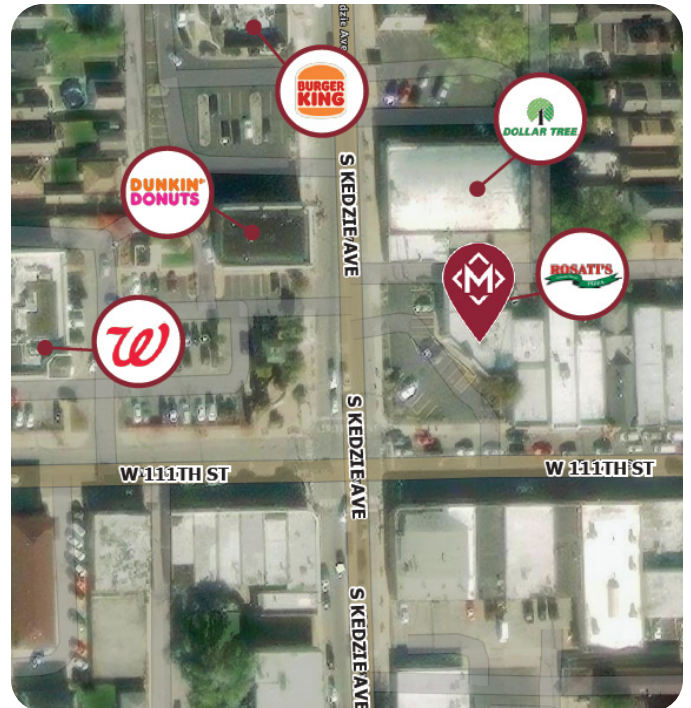
**PYLON SIGNAGE**



**RETAILER MAP**



**AERIEL MAP**



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