



PROPERTY FEATURES:

- **For Lease: \$3,500/mo/NNN**
- Size: 1,232 square feet
- Built out as a Quick Serve Restaurant
- Stand-alone building with drive-thru
- Tenant improvement allowance available for qualified tenants
- Pole signage available
- Neighboring Businesses: Starbucks, Hy-Vee Fast & Fresh, Ace Hardware, and CVS
- Building signage with excellent visibility from Hickman Road & Merle Hay Road
- Traffic Counts:
Hickman Road: 20,000 VPD (2016)
Merle Hay Road: 21,400 VPD (2016)

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