

STAG

COMMERCIAL

PROPERTY SUMMARY

PROPERTY:	Highland Village Town Center
LOCATION:	Shopping Center located at the hard corner of Highland Village Rd and Justin Rd
TYPE/ZONING:	Retail / Restaurant
SUITE SIZE:	1,470 RSF
AVAILABLE:	<u>Suite 112</u> consists of +/- 1,470 SF of restaurant space. The space is comprised of a large dining room, serving area, kitchen, office, bathrooms, and storage.
RATE:	\$21.00/SF + NNN's through 12/31/24 \$21.63/SF + NNN's from 1/1/25 to 12/31/25 \$22.28/SF + NNN's from 1/1/26 to 12/31/26 \$22.95/SF + NNN's from 1/1/27 to 12/31/27 \$23.64/SF + NNN's from 1/1/28 to 12/31/28
UTILITIES:	All existing to buildings, tenant responsible for all utilities.
SIGNAGE:	Façade and Monument signage available at Landlord approval
TERMS:	Sublease through 12/31/28
LISTED:	LoopNet, Costar, and all other associated commercial listing sites
COMMENTS:	This available sublease is currently operated as I Heart Mac & Cheese. This space is available to another retail or restaurant use and is immediately available. The current additional rent paid by tenant is equal to \$7.02/SF/Yr. Please do not go and show without prior notification.
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