

RETAIL SPACE FOR LEASE



COMING SOON! G3X SPORTS
Subject to Village approval

PROPERTY SPECIFICATIONS

Description: Community Center

Building Size: 95,259 SF

Available Spaces: 793 and 9,000 SF

Land Size: 6.67 Acres

Year Built: 1990

Sprinklered: North Building Only

Possession: Lease Execution

Ceilings: 10' to 14'

Sewer/Water: City

Zoning: Commercial C-2

Taxes,CAM,

Insurance: \$4.35 PSF (2020)

Lease Prices: 793 SF - \$18.50 PSF, NNN
9,000 SF - \$5.50 PSF, NNN

PROPERTY OVERVIEW



- High profile location on Rte 31, just north of Rte 72, and minutes from I-90
- Available spaces:
 - 793 SF** - 14.5' W x 53.5' D with one bathroom. Clean space in good condition.
 - 9,000 SF** - with dropped ceiling, lights, two bathrooms and rear storage. No truck dock. Ceiling height to joist 13.79'. 76' W x 109' D.
- Join Firestone, UPS, Southern Belle's Pancake House, Pizza Hut, Sherwin Williams, Salon Anovin, MAACO & G3X Sports
- Adjacent to Aldi, and across the street from Panera and Olive Garden

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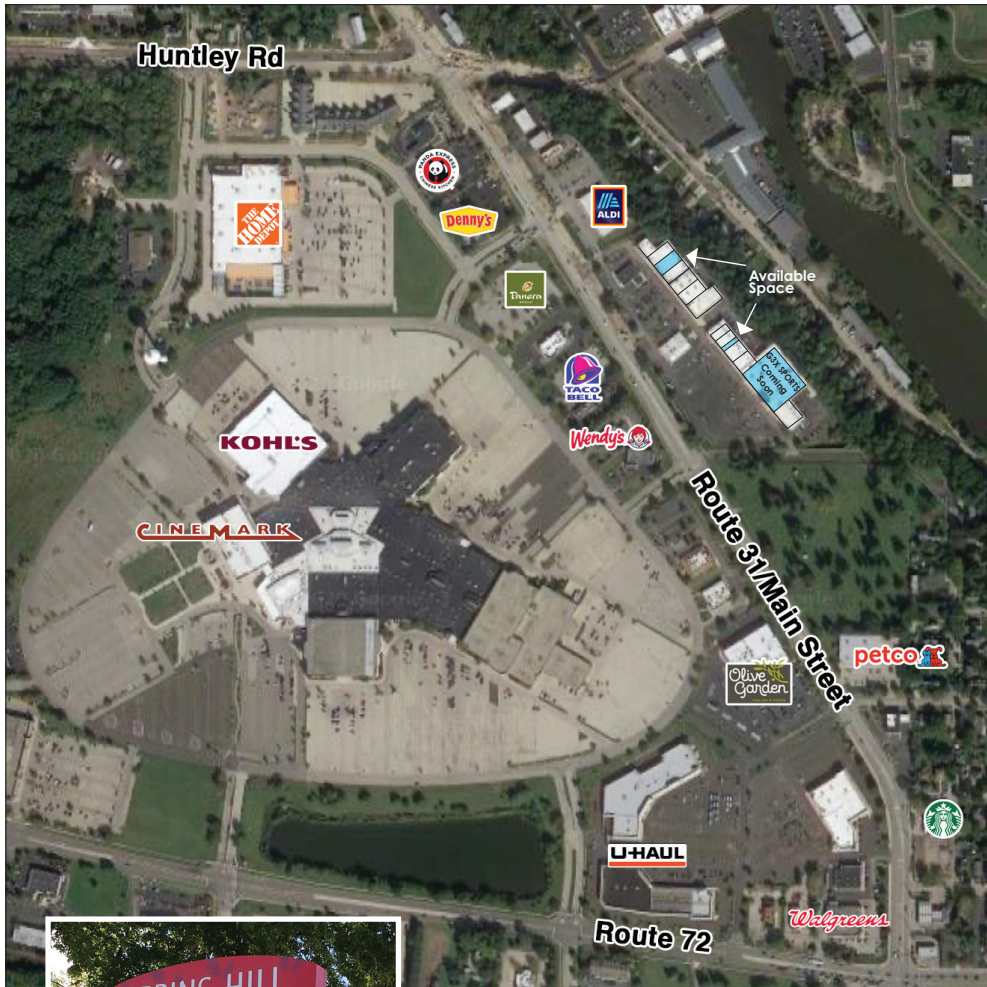


Suite 184 - Former John's Tailor Shop - 793 SF

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TENANT LIST

Suite	Tenant	Sq. Ft.
142	Gyradiko Restaurant	1,500
146	Artistry Dance Co.	1,500
148	IDES	5,836
150	FOR LEASE	9,000
152	Southern Belle's Pancake	6,000
156	Sieffit Fitness	6,000
160	Firestone	6,500
168	Pizza Hut	1,150
172	Salon Anovin - Nails	2,400
180	The UPS Store	1,200
184	FOR LEASE	793
188	Fast Signs	2,283
192	Sherwin Williams	4,000
194-196	Sewing Concepts	4,000
198	Artistry Dance Co.	2,050
200	Coming Soon - G3X Sports	32,616
204 - 212	MAACO	8,000



Demographics	3 miles	5 miles
Population:	55,703	140,430
Households:	17,526	46,154
Median HH Income:	\$71,559	\$74,720

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