

Multi-Tenant Strip Center

- Endcap Available
- 1,200 up to 7,095 SF

FOR SALE OR LEASE PROPERTY SPECIFICATIONS

Description:	Neighborhood Center
Building Size:	12,430 SF
Available Space:	1,200, 2,600 & 7,095 SF Units
Land Size:	1.5 Acres
Year Built:	1992
Parking:	63 Spaces
Ceiling:	12' Finished, 17' to Deck
Possession:	Closing/Lease Execution
Zoning:	B-3
Real Estate Taxes:	\$55,259.68/\$4.45 SF (2015)
CAM:	\$2.50 SF
Rent Roll:	Call Broker
Lease Rate:	\$18 PSF, NNN - Subject to Terms
Sale Price:	\$1,500,000



PROPERTY OVERVIEW

Retail – Restaurant – Office Space
1,200 up to 7,095 SF Available

- 7,095 former Pawn Shop space has VCT wood flooring, 2,400 SF showroom, two bathrooms, stock room with shelving and double-wide exit doors. Overall dimensions approximately 71' x 100'. Space can be subdivided
- 1,200 SF carpeted retail/office space with bathroom. Overall dimensions 12' x 100'
- Excellent opportunity to join BMO Harris Bank and T-Mobile
- Other area retailers include Jewel Osco, Target, Pet Supplies Plus, Ace Hardware and GNC
- Shared access with Burger King
- Traffic counts for N. Lewis Rd. are 19,450 VPD and for Yorkhouse are 8,925 VPD
- **PINs:** 08-05-211-008, 08-05-211-057

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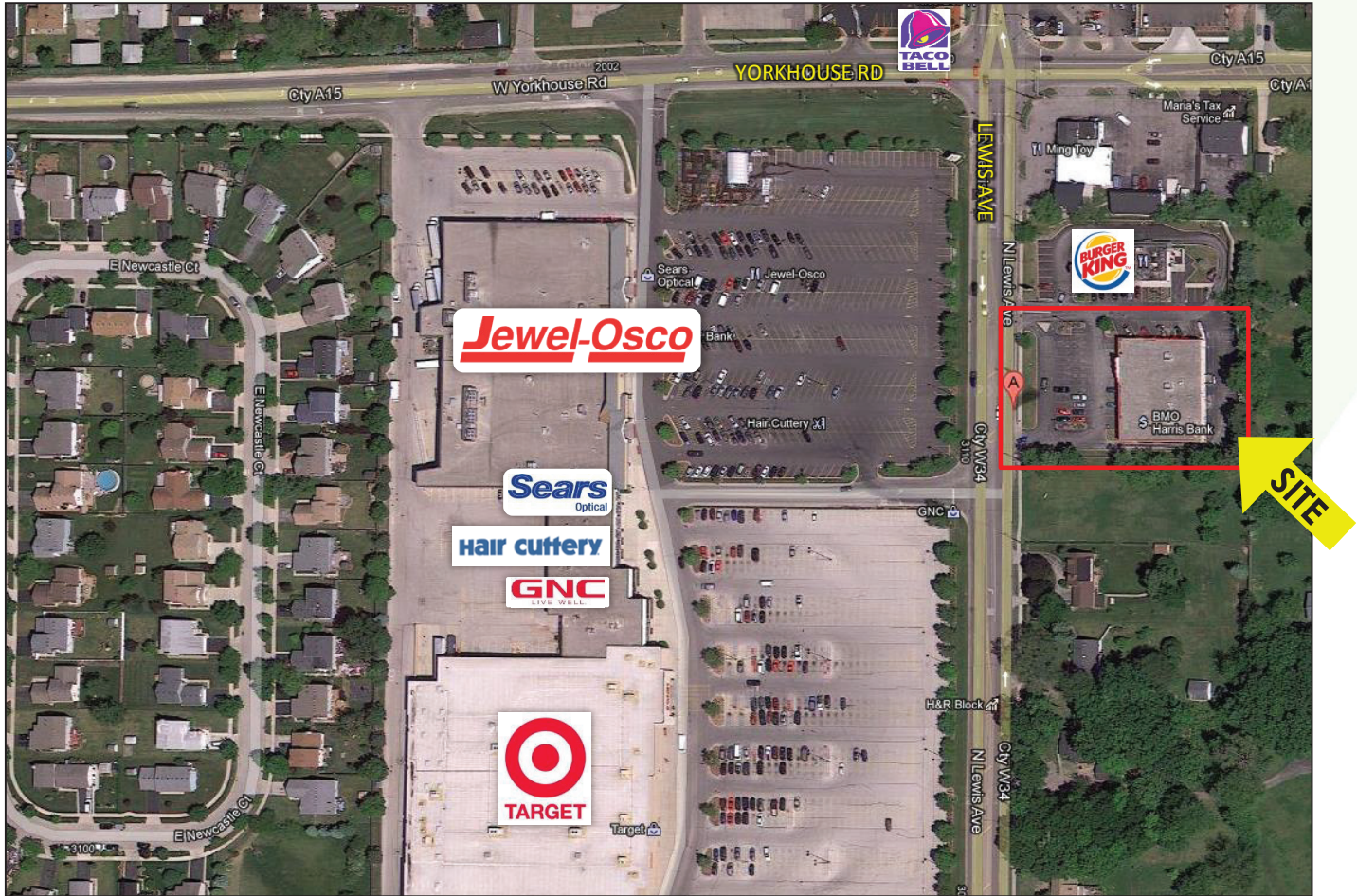
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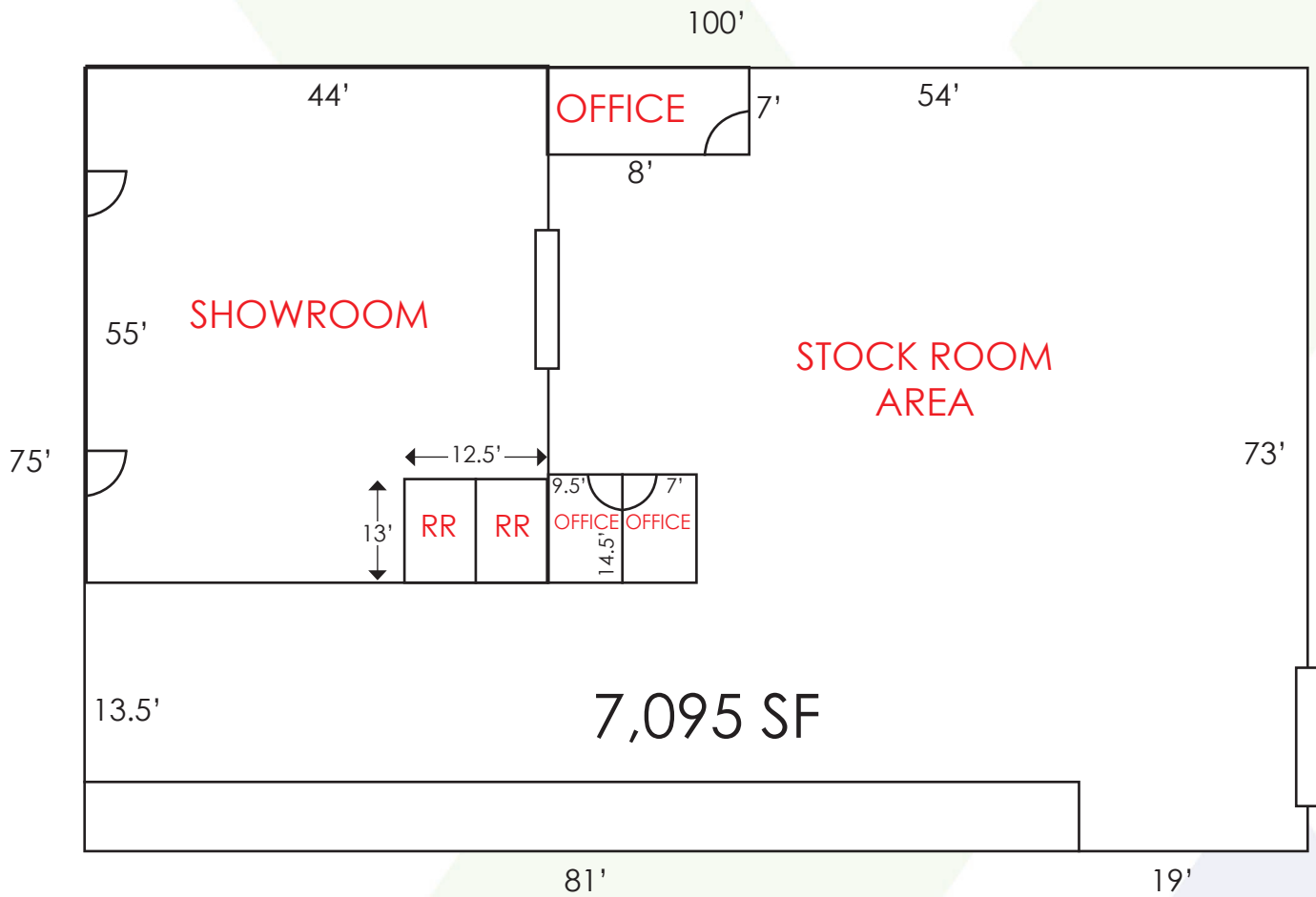
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FORMER E-Z PAWN SPACE



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DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
2015 Male Population	5,185	33,175	77,491
2015 Female Population	5,262	33,936	78,518
% 2015 Male Population	49.63%	49.43%	49.67%
% 2015 Female Population	50.37%	50.57%	50.33%
2015 Total Population: Adult	7,643	48,851	112,899
2015 Total Daytime Population	7,300	55,670	143,686
2015 Total Employees	1,720	18,528	55,788
2015 Total Population: Median Age	32	33	33
2015 Total Population: Adult Median Age	44	45	45
POPULATION CHANGE	1 MILE	3 MILES	5 MILES
2015 Total Population	10,447	67,111	156,009
2015 Households	3,453	22,628	51,566
HOUSING	1 MILE	3 MILES	5 MILES
2015 Housing Units	2,738	22,906	51,710
2015 Occupied Housing Units	2,679	22,054	49,277
2015 Owner Occupied Housing Units	2,325	14,685	30,807
2015 Renter Occupied Housing Units	354	7,369	18,470
% 2015 Owner occupied housing units	86.79%	66.59%	62.52%
% 2015 Renter occupied housing units	13.21%	33.41%	37.48%
INCOME	1 MILE	3 MILES	5 MILES
2015 Household Income: Median	\$58,332	\$49,733	\$51,697
2015 Household Income: Average	\$69,194	\$64,569	\$67,534
2015 Per Capita Income	\$22,886	\$21,893	\$22,682

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Renovation Concept Plan



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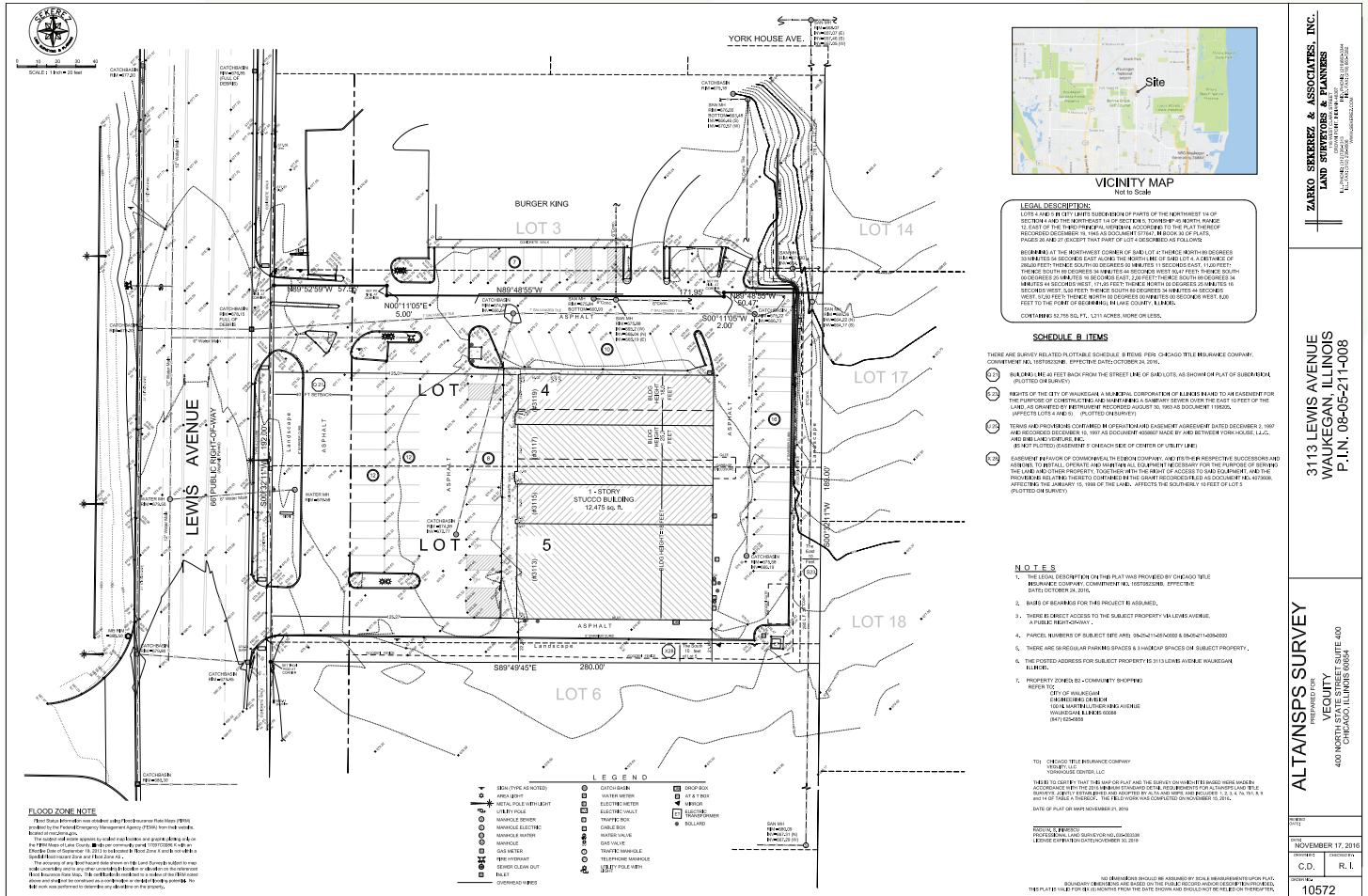
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