

Retail

FOR LEASE

PROPERTY SPECIFICATIONS

Description:	Multi-Tenant Strip Center
For Lease:	1,300, 1,500, 4,440 & 4,500 SF Units
Year Built:	2003
HVAC System:	Gas Forced Air/Central Air
Electric	200 Amp 3 Phase
Sprinklered:	Yes
Floors:	Concrete
Ceiling Height:	10'
Possession:	Lease Execution
Parking:	Ample
Sewer/Water:	City
Zoning:	B-2
Taxes, CAM, Insurance:	\$9.45 PSF (2017)
Leased Term:	Minimum 3 Years
Lease Price	\$15.00 - \$20.00 PSF, NNN

**Turnkey Restaurant Space
with Gaming -
4,440 SF**



PROPERTY OVERVIEW

Jewel Anchored Retail Space

- 1,300 SF Unit 323 - Former Dog Groomer -\$15 PSF, NNN
- 4,440 SF Unit 325 - Turnkey Restaurant -\$20 PSF, NNN
- 1,500 SF Unit 337 - Former Nail Salon Space -\$18 PSF, NNN
- 4,500 SF Unit 353 - May be available -\$18 PSF, NNN

- Prominently located in the busy Jewel/Osco center
- Upscale area tenants include Jewel, Outback Steakhouse, Ace Hardware, New Shell Circle K, Victoria Nails and across the street from Kohl's, TJ Maxx and Best Buy
- Located at signalized intersections of busy Randall and Gyorr Roads
- **PIN: 06-33-352-003**

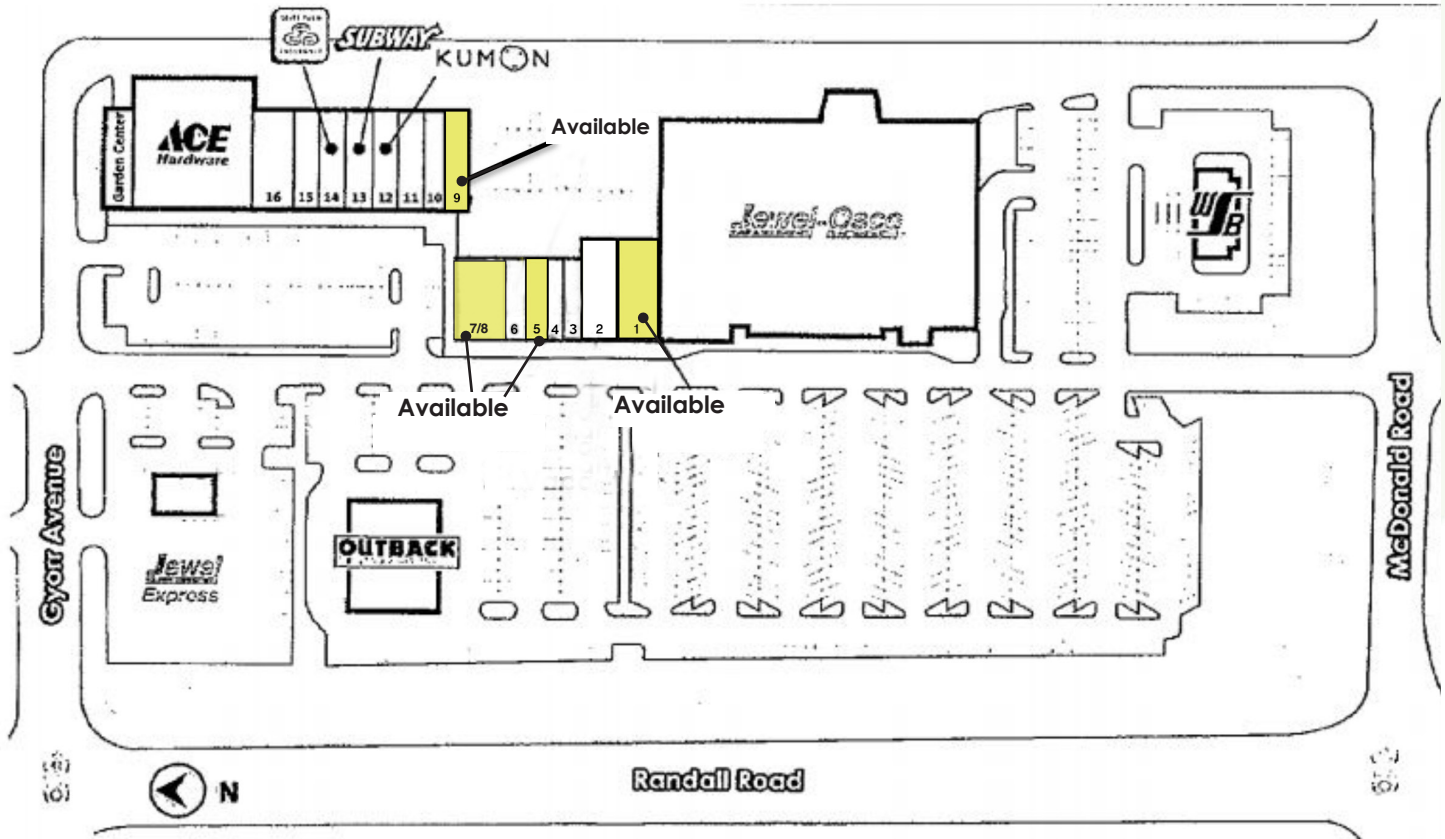
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2390 Esplanade Drive
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Space	Sq Ft	Tenant
	67,979	Jewel/Osco
1	4,500	Hallmark - may be available
2	2,800	Victoria Nails
3	1,200	Hair Cuttery
4	1,800	Liz Cleaners
5	1,500	Available
6	1,600	Coming Soon: Lacey's Place Gaming
7/8	4,440	Wise Guys Pizza - available
9	1,300	Available (Former Dog Groomer)
10	1,200	Richard's Jewelry

Space	Sq Ft	Tenant
11	1,300	Dentist
12	2,640	Kumon Learning Center
13	1,360	Subway
14	1,700	State Farm
15	1,750	Spirel Yogurt Delites
16	4,500	Randall Pancake House
	15,600	Ace Hardware
Outlot	6,163	Outback Steakhouse
Total GLA 122,932		

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Turnkey
Restaurant Space
For Lease
4,440 SF



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