

RETAIL SPACE FOR LEASE

- 1,794 SF End cap on Randall Rd
- 1,919 SF - Former Med Spa
- 1,520 SF - Vanilla Box



PROPERTY SPECIFICATIONS

Description: Multi-tenant strip center

For Lease: 1,520, 1,794 and 1,919 SF

Center Size: 28,506 SF

Year Built: 2006

HVAC System: Gas Forced Air

Electric: 200 Amps

Sprinklered: Yes

Washrooms: Varies Per Unit

Ceiling Height: Varies Per Unit

Possession: Lease Execution

Zoning: B-2 PUD

Real Estate Taxes: \$6.50 PSF (2021)

CAM & Insurance:

Lease Term: 3 Years Minimum

Lease Price: \$18.00 -22.00 PSF, NNN

PROPERTY OVERVIEW

- **1,794 SF End cap available.** Currently Chiro One who is relocating within the shopping center
- Prime retail space with Randall Rd. exposure
- Join Triple Berry Café family breakfast and lunch restaurant, Chiro One, Animal Hospital, Flying Friends Bird Shop, Nail Envy, Smoke Depot, Fire Bar and Profile Salon
- Area tenants include Crystal Family Dental Care, Randall Road Animal Hospital and CVS
- Traffic Counts on Randall Rd. - 40,000 VPD
- Monument signage available
- 1,919 SF - Suitable for office, medical or medical spa. Eight treatment rooms, waiting area, two full bathrooms, kitchenette and washer/dryer
- 1,794 SF - Former Chiro One space
- 1,520 SF - Vanilla box

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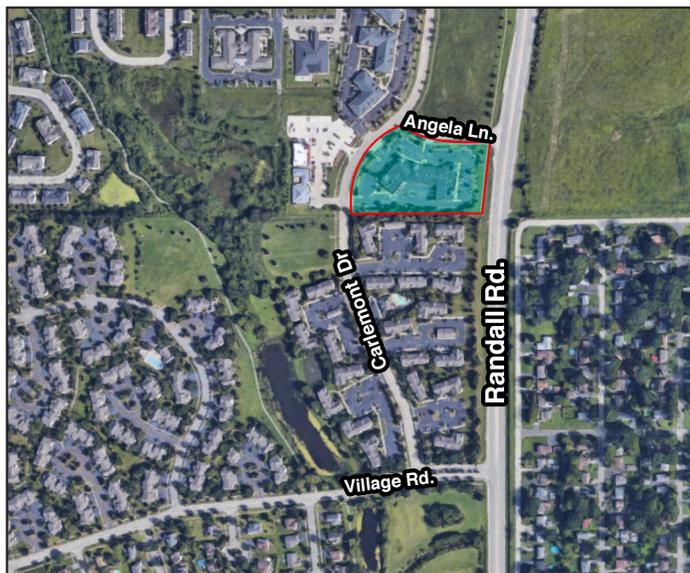
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UNITS AVAILABLE:

Unit 8:	1,919 SF	\$18 PSF
Unit 11:	1,520 SF	\$20 PSF
Unit 18:	1,794 SF	\$20 PSF



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