

RETAIL - 1,302 SF

- End Cap Location
- Signalized
- Incentives for Restaurant Users

FOR LEASE PROPERTY SPECIFICATIONS

Description:	Multi Tenant Center
Building Size:	5,584 SF
For Lease:	1,302 SF
Parcel Size:	30,928
HVAC System:	Gas Forced Air/Central Air
Sprinklered:	Yes
Washrooms:	One
Ceiling Height:	11'
Parking:	26 spaces
Sewer/Water:	City
Possession:	Lease Execution
Zoning:	B-2
CAM, Taxes & Insurance:	\$7.05 PSF
Lease Term:	5 Year Minimum
Lease Price:	\$17.00 PSF NNN
Sale Price:	Call for Details

USER INVESTOR OPPORTUNITY



PROPERTY OVERVIEW

- **User Investor Opportunity - Property For Sale - Call for Details**
- Constructed in 1998
- High exposure end cap - former pizza restaurant
- Roof penetration in place for hood and there is a grease trap as well
- Access on Army Trail Rd. and Spring Valley Dr., a signalized intersection
- Area merchants include Kindercare, Carol Stream Lawn & Power, CVS, 7-11
- Join Mo Liquor, Crest Dental, Art Nail & Hair Salon
- Monument signage available
- Area median household income: \$92,294
- Over 20,000 VPD on Army Trail Rd.
- **PIN:** 01-23-203-005

Presented By:

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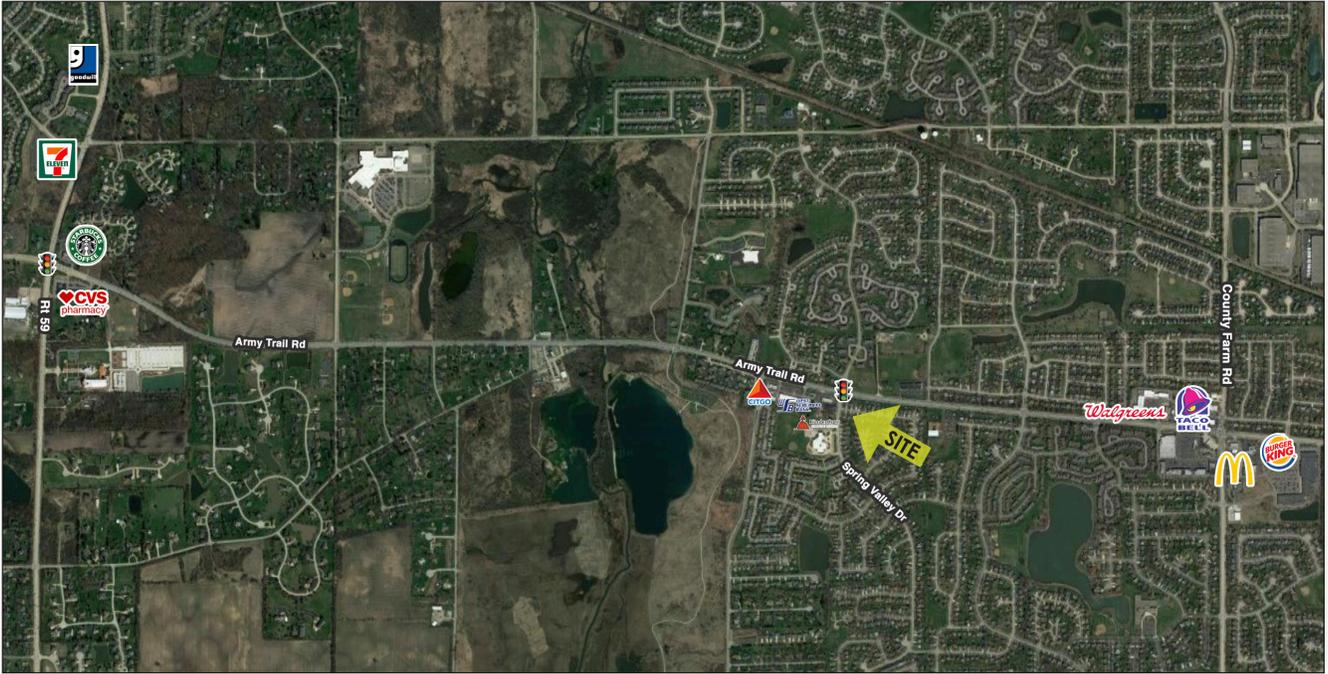
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