

\$75,000 Rent Credit at Lease Execution

FOR LEASE

- 5,929 SF End Cap - Former Turnkey Vet Space
Ideal for Medi-spa/Medical office/
Emergency care
Space can be subdivided
- 1,657 SF Existing Curves Space



FOR LEASE PROPERTY SPECIFICATIONS

Description:	Medical Space
For Lease:	5,929 SF End Cap 1,657 SF Existing Curves Space
HVAC System:	Gas Forced Air/Central Air
Sprinklered:	Yes
Washrooms:	Three
Ceiling Height:	10'
Parking:	35+ spaces
Sewer/Water:	City
Possession:	Lease Execution
Zoning:	PAB Planned Area Business
CAM & Taxes:	\$8.08 PSF (2019)
Lease Term:	5 Year Minimum
Lease Price:	\$18.00 PSF NNN
Sale Price:	Call For Details



PROPERTY OVERVIEW

- **User Investor Opportunity - Shopping Center for Sale - Call For Details**
- The veterinary space has a \$750,000 tenant build-out which includes reception area, waiting rooms, ICU, exam rooms, surgery rooms, chemo, x-ray rooms, endoscope, treatment rooms, break/conference room, private offices and three bathrooms. Built out in 2015
- Direct frontage to Randall Rd. with great visibility and monument signage
- Access at South St., a signalized intersection
- Area merchants include Target, Burlington Coat Factory, Office Max, Hobby Lobby and Marcus Theatre
- Join Team Rehab, World Finance and Kumon Learning Center
- **PIN: 06-21-152-002**

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VETERINARY SPACE



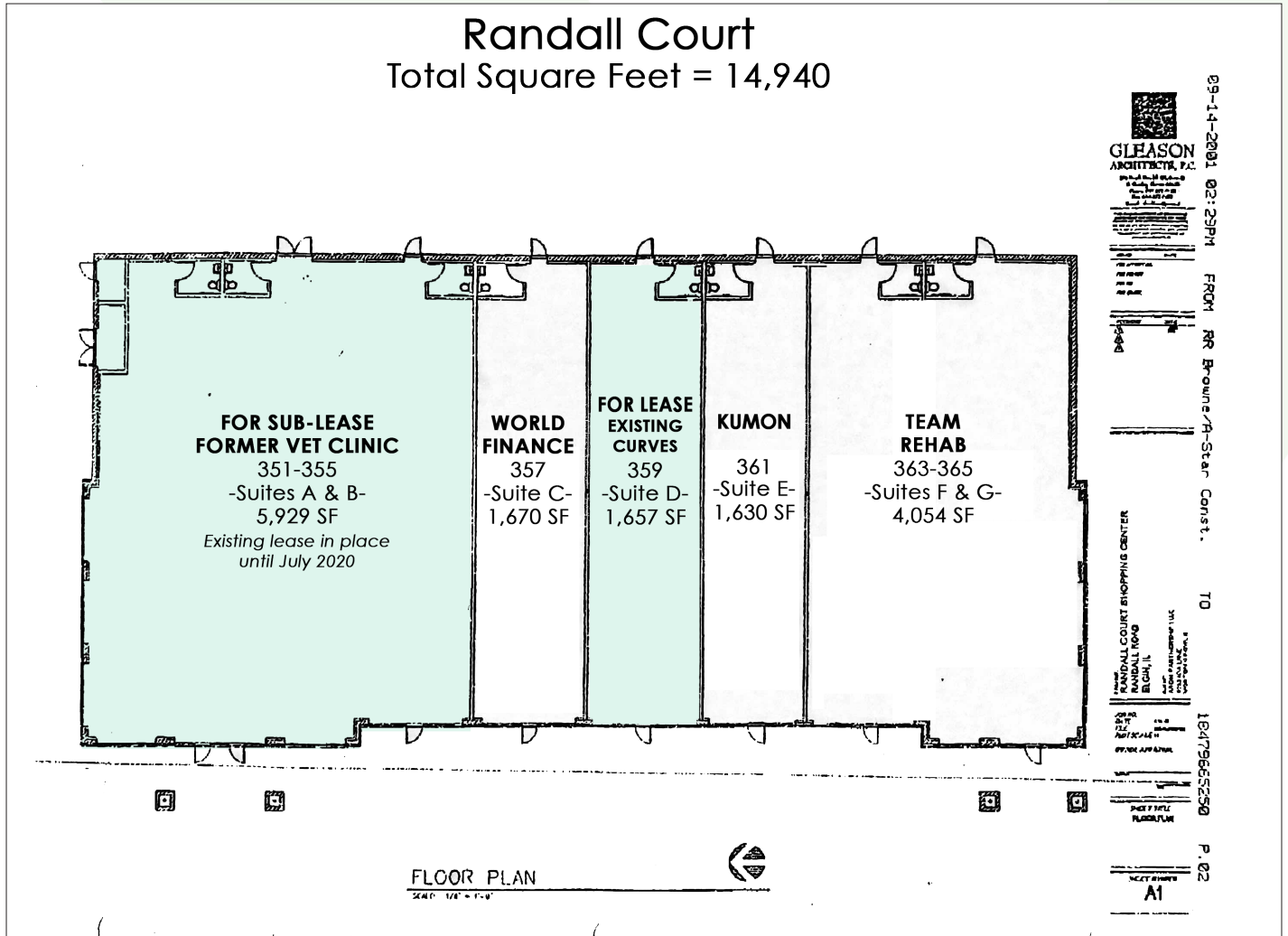
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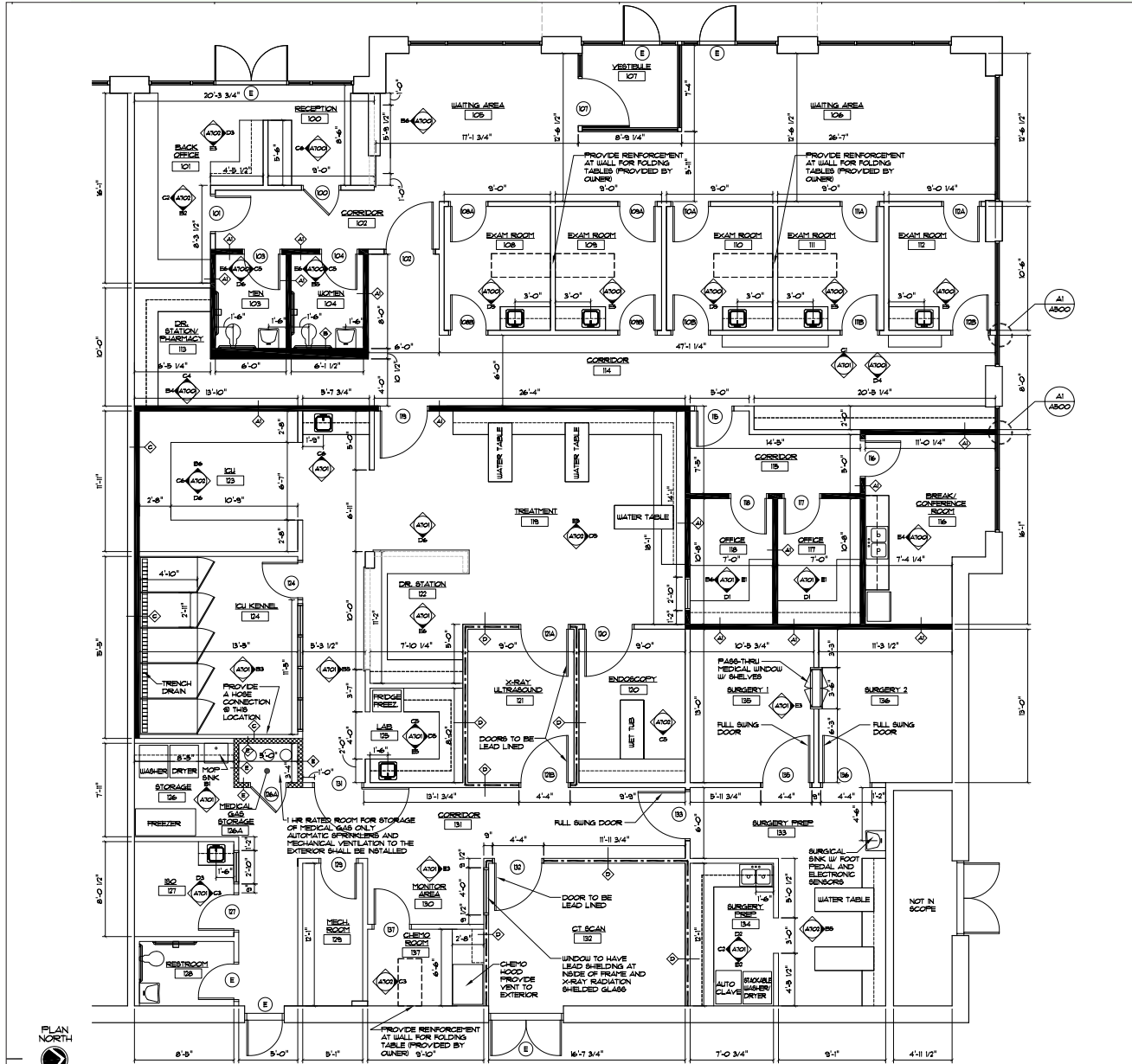
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VETERINARY SPACE - BUILDING FRONT



BUILDING BACK

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Demographics	1 mile	3 miles	5 miles
Avg. Household Income	\$93,301	\$87,036	\$88,816
Population	5,610	79,595	149,642
Traffic Counts: 46,043 VPD			

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