

Retail Space



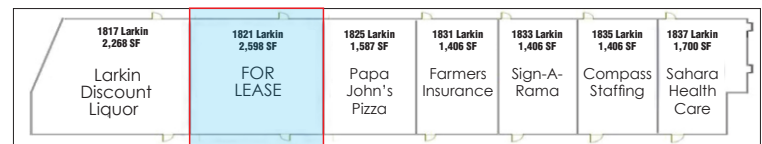
FOR LEASE PROPERTY SPECIFICATIONS

Year Built:	1993
Building Size:	12,500 SF
Available:	1,800 to 2,598 SF, will subdivide
HVAC System:	Gas Forced Air
Power:	150 amp 3-phase
Ceiling Height:	10'
Parking:	87 spaces (common)
Washrooms:	1
Sprinklered:	No
Possession:	Lease Execution
Zoning:	AB (Area Business)
Real Estate Taxes:	\$3.46 PSF (2019)
CAM & Insurance:	\$3.48 PSF (2020)
Lease Rate:	\$14.00 PSF, NNN

PROPERTY OVERVIEW

1,800 to 2,598 SF, will subdivide

- 2,598 SF Unit: Open space with new lighting & ceramic tile
- Excess parking in the rear of building
- Space suitable for restaurant, retail, medical or office
- Monument signage available
- Join Papa John's Pizza, Larkin's Discount Liquor, Signarama, Farmers Insurance, Compass Staffing and Sahara Health Care
- Area draws include St. Joseph's Hospital, Jewel, Walgreens, Dunkin Donuts, McDonald's and Larkin High School
- Easy access and great signage on busy Larkin Avenue, ¼ mile east of Randall Road
- PIN: 06-16-477-040, 041



Presented By:

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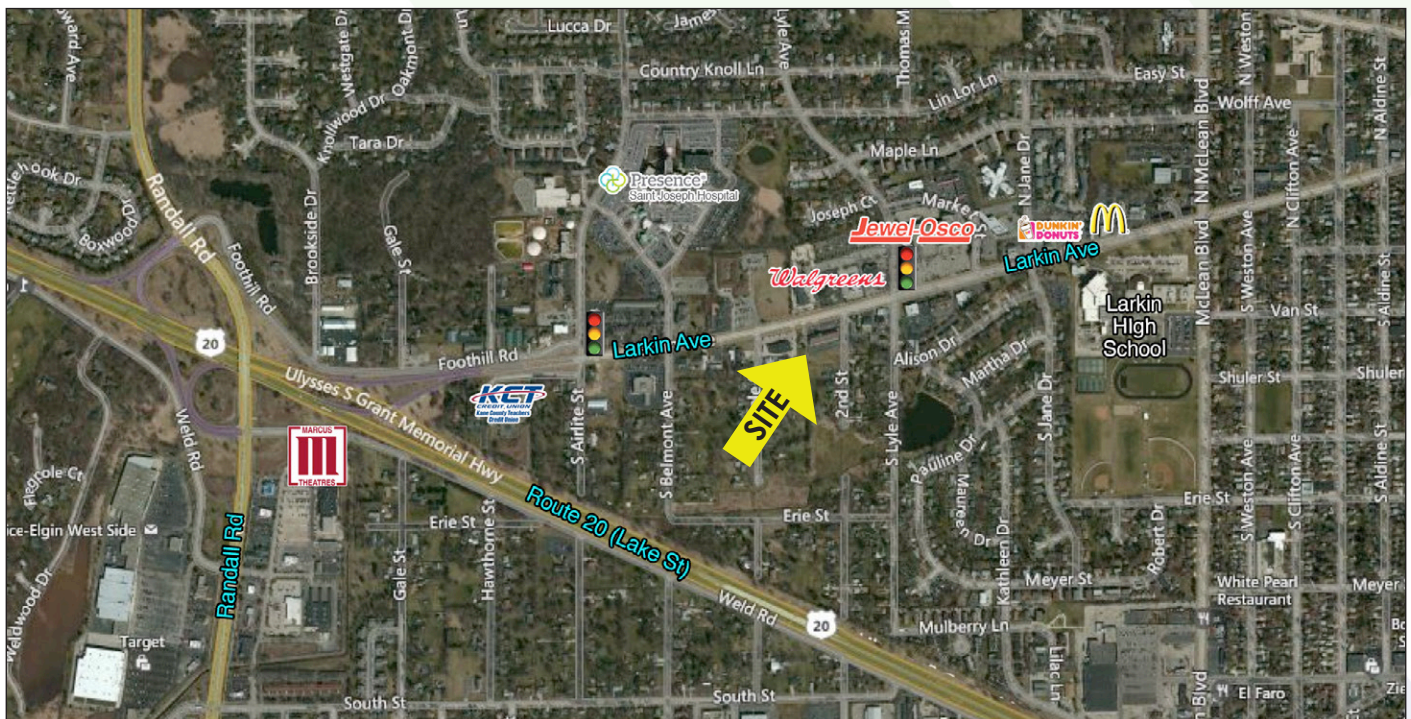
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Demographics	1 mile	3 miles	5 miles
Avg. Household Income	\$74,668	\$73,819	\$84,949
Population	11,662	88,765	168,044

Traffic Counts: 9,700 cars per day Larkin Ave



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