

FOR LEASE

Retail Space 1,530 SF

Great exposure, this 1,530 SF space fronts Route 12 and is located at the corner of Route 12 and Grand Ave. With over 20,000 cars per day, offers excellent visibility for any business. Zoned D (downtown business district) many uses approved for this location. Former Papa John's space has 1 bathroom, existing venting for restaurant hood, partitioning wall could stay or be removed for new business. Contact Joe H for additional information and do schedule a showing. Visit Premier Commercial Realty website to see more listings.



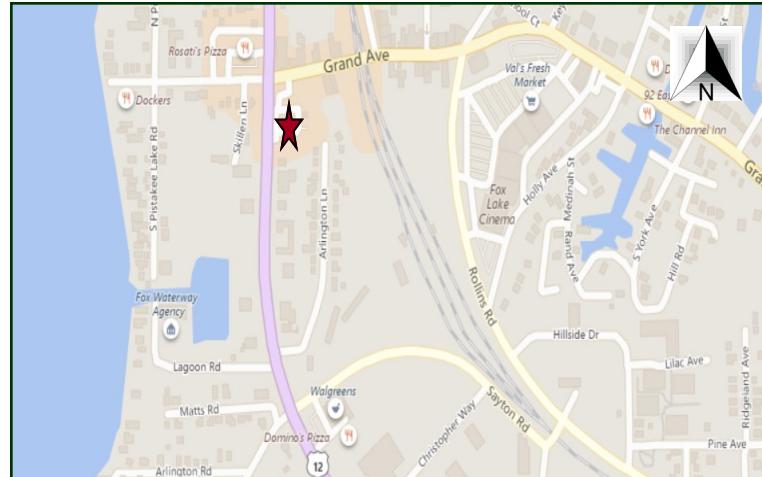
PROPERTY SPECIFICATIONS

| | | | |
|--------------------|-----------------------------|--------|------|
| Description: | Inline Retail Space | | |
| Unit Size: | 1,530 SF | | |
| Land Size: | Strip Center | | |
| Year Built: | 1989 | | |
| HVAC System: | GFA / Central Air | | |
| Electric: | 200 amp | | |
| Sprinklered: | No | | |
| Washrooms: | 1 | | |
| Flooring: | Varies | | |
| Ceiling Height: | 10' | | |
| Possession: | Negotiable | | |
| Parking: | 10+ common | | |
| Sewer: | City | Water: | City |
| Zoning: | D (Downtown Business Dist.) | | |
| Real Estate Taxes: | \$1.71 psf | | |
| CAM: | \$5.00 psf | | |
| Insurance: | \$0.42 psf | | |
| Lease Term: | 3 + Yr. | | |
| Lease Price | \$16.00 psf NNN | | |

MLS: 10022588

| Demographics | 1 mile | 3 miles | 5 miles |
|----------------|----------|----------|----------|
| Avg. HH Income | \$62,279 | \$79,166 | \$84,102 |
| Population | 4,406 | 29,648 | 81,290 |

TRAFFIC COUNTS:
22,400 vehicles per day (Route 12) at E. Grand



Directions: Route 12 N from Route 12 to Grand Ave.

PIN: 05-09-200-028

July 24, 2018

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