

◆ 1,230 SF of Existing Dry Cleaners Space!



[PROPERTY HIGHLIGHTS](#)

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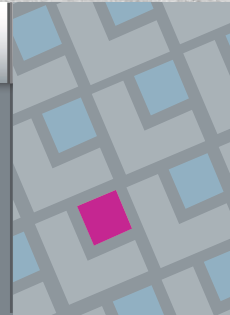
[CONTACT](#)

[DEMOGRAPHICS](#)

Brian Gast

602.682.8155

brian.gast@velocityretail.com



QUEEN CREEK MARKETPLACE SUBLEASE

Rittenhouse Rd & Ellsworth Loop Rd - Southwest Corner

Queen Creek, Arizona



◆ 1,230 SF of Existing Dry Cleaners Space!

Property Highlights

- Former Dry Cleaners
- Located in Queen Creek Marketplace Power Center Anchored by Target
- Over 63,000 cars per day drive by the site and is at the main intersection in Queen Creek
- This space fronts Ellsworth Loop Rd. with the Signage right on the road
- Many surrounding restaurants and co-tenants

Traffic Counts

Rittenhouse Rd	28,909 VPD
Ellsworth Loop Rd	33,916 VPD
Total	62,825 VPD

Demographics	1 mi	3 mi	5 mi
Estimated Population	7,256	43,901	119,441
Med. Household Income	\$92,325	\$96,452	\$90,940
Estimated Households	2,319	13,363	38,400
Daytime Population	4,466	11,345	20,989

Source: SitesUSA

Nearby Tenants



PROPERTY HIGHLIGHTS

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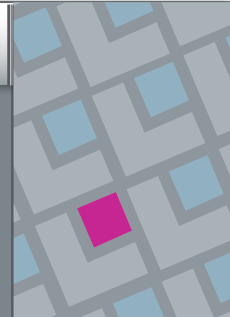
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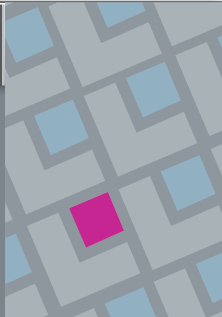
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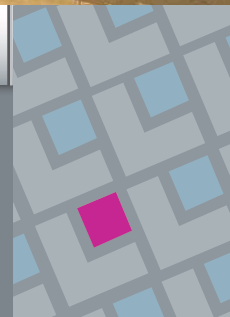
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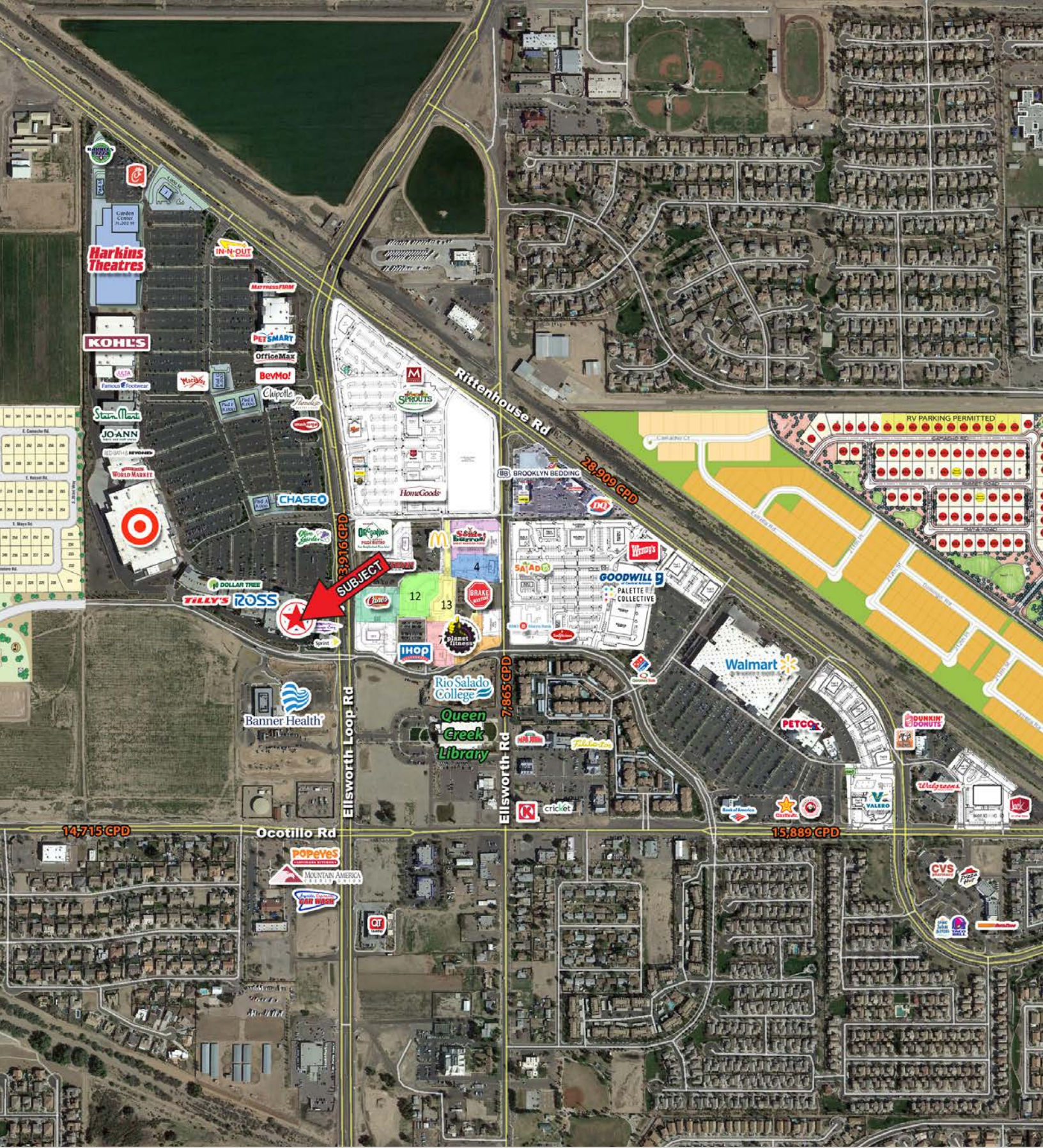
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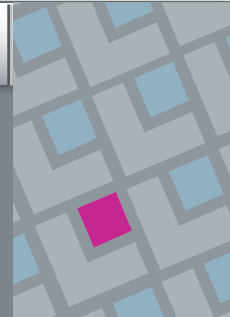
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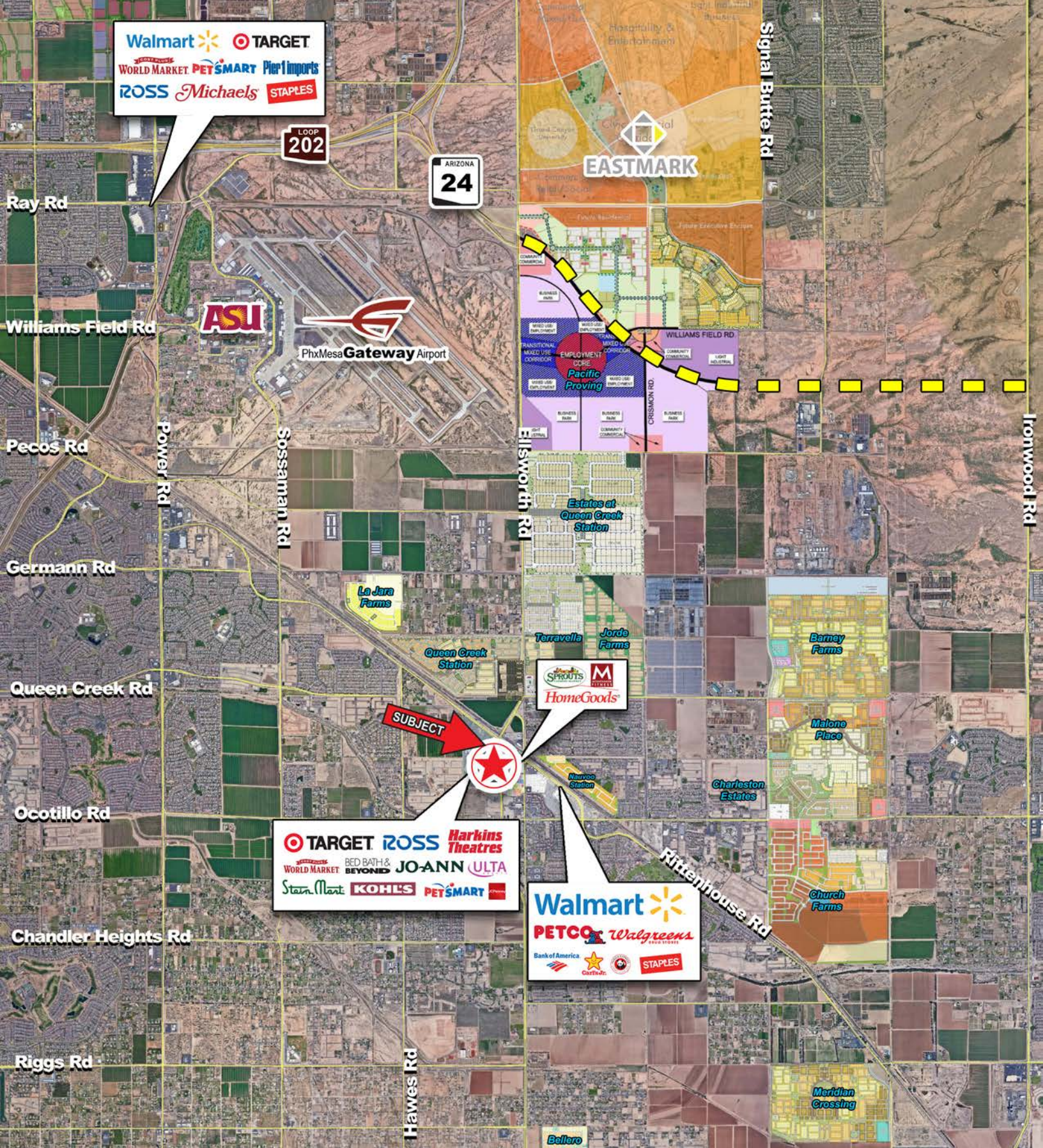
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Walmart **TARGET**
 WORLD MARKET **PETSMART** Pier 1 Imports
ROSS *Michaels* **STAPLES**

LOOP 202

ARIZONA 24

EASTMARK

ASU

PhxMesa Gateway Airport



SUBJECT



TARGET **ROSS** **Harkins Theatres**
 WORLD MARKET BED BATH & BEYOND **JO-ANN** **ULTA**
 Stein Mart **KOHL'S** **PETSMART**

Walmart
PETCO *Walgreens*
 Bank of America **STAPLES**

PROPERTY HIGHLIGHTS

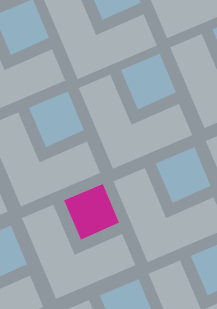
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EXPANDED PROFILE

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Lat/Lon: 33.258/-111.6384

RF5

S Ellsworth Loop & E Rittenhouse Rd

	1 mi radius	3 mi radius	5 mi radius
Population			
Estimated Population (2019)	7,256	43,901	119,441
Projected Population (2024)	7,793	47,184	131,005
Census Population (2010)	3,649	26,792	83,886
Census Population (2000)	395	4,522	11,409
Projected Annual Growth (2019 to 2024)	537 1.5%	3,283 1.5%	11,565 1.9%
Historical Annual Growth (2010 to 2019)	3,607 5.5%	17,109 4.3%	35,555 3.3%
Historical Annual Growth (2000 to 2010)	3,254 82.3%	22,270 49.3%	72,477 63.5%
Estimated Population Density (2019)	2,311 psm	1,553 psm	1,521 psm
Trade Area Size	3.1 sq mi	28.3 sq mi	78.5 sq mi
Households			
Estimated Households (2019)	2,319	13,363	38,400
Projected Households (2024)	2,421	13,960	40,295
Census Households (2010)	1,160	8,061	26,001
Census Households (2000)	110	1,279	3,365
Estimated Households with Children (2019)	1,135 49.0%	6,630 49.6%	17,873 46.5%
Estimated Average Household Size (2019)	3.13	3.28	3.10
Average Household Income			
Estimated Average Household Income (2019)	\$103,565	\$113,762	\$110,038
Projected Average Household Income (2024)	\$114,281	\$129,197	\$129,969
Estimated Average Family Income (2019)	\$103,074	\$118,128	\$119,326
Median Household Income			
Estimated Median Household Income (2019)	\$92,325	\$96,452	\$90,940
Projected Median Household Income (2024)	\$106,310	\$110,246	\$103,933
Estimated Median Family Income (2019)	\$99,523	\$103,530	\$99,714
Per Capita Income			
Estimated Per Capita Income (2019)	\$33,094	\$34,633	\$35,392
Projected Per Capita Income (2024)	\$35,509	\$38,228	\$39,990
Estimated Per Capita Income 5 Year Growth	\$2,415 7.3%	\$3,596 10.4%	\$4,598 13.0%
Estimated Average Household Net Worth (2019)	\$1,063,527	\$1,197,645	\$1,065,522
Daytime Demos (2019)			
Total Businesses	410	886	2,081
Total Employees	4,466	11,345	20,989
Company Headquarter Businesses	-	-	2
Company Headquarter Employees	-	4	183 0.9%
Employee Population per Business	10.9	12.8	10.1
Residential Population per Business	17.7	49.5	57.4

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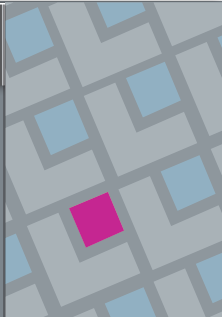
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Race & Ethnicity						
White (2019)	5,480	75.5%	34,416	78.4%	93,214	78.0%
Black or African American (2019)	338	4.7%	1,965	4.5%	5,629	4.7%
American Indian or Alaska Native (2019)	72	1.0%	358	0.8%	1,161	1.0%
Asian (2019)	289	4.0%	1,849	4.2%	5,324	4.5%
Hawaiian or Pacific Islander (2019)	3	-	89	0.2%	258	0.2%
Other Race (2019)	710	9.8%	3,406	7.8%	8,840	7.4%
Two or More Races (2019)	364	5.0%	1,817	4.1%	5,015	4.2%
Not Hispanic or Latino Population (2019)	5,662	78.0%	34,740	79.1%	94,212	78.9%
Hispanic or Latino Population (2019)	1,594	22.0%	9,161	20.9%	25,229	21.1%
Not Hispanic or Latino Population (2024)	5,998	77.0%	36,832	78.1%	101,955	77.8%
Hispanic or Latino Population (2024)	1,795	23.0%	10,352	21.9%	29,051	22.2%
Not Hispanic or Latino Population (2010)	2,879	78.9%	22,177	82.8%	69,061	82.3%
Hispanic or Latino Population (2010)	770	21.1%	4,615	17.2%	14,825	17.7%
Not Hispanic or Latino Population (2000)	288	72.9%	3,253	72.0%	8,584	75.2%
Hispanic or Latino Population (2000)	107	27.1%	1,268	28.0%	2,824	24.8%
Projected Hispanic Annual Growth (2019 to 2024)	201	2.5%	1,190	2.6%	3,822	3.0%
Historic Hispanic Annual Growth (2000 to 2019)	1,487	73.1%	7,893	32.8%	22,404	41.8%
Age Distribution (2019)						
Age Under 5	571	7.9%	3,447	7.9%	9,335	7.8%
Age 5 to 9 Years	600	8.3%	3,845	8.8%	10,028	8.4%
Age 10 to 14 Years	604	8.3%	3,808	8.7%	9,984	8.4%
Age 15 to 19 Years	512	7.1%	3,031	6.9%	8,169	6.8%
Age 20 to 24 Years	395	5.4%	2,110	4.8%	6,188	5.2%
Age 25 to 29 Years	564	7.8%	2,856	6.5%	7,845	6.6%
Age 30 to 34 Years	589	8.1%	3,591	8.2%	9,409	7.9%
Age 35 to 39 Years	608	8.4%	3,708	8.4%	9,866	8.3%
Age 40 to 44 Years	494	6.8%	3,135	7.1%	8,267	6.9%
Age 45 to 49 Years	447	6.2%	2,774	6.3%	7,228	6.1%
Age 50 to 54 Years	400	5.5%	2,367	5.4%	6,192	5.2%
Age 55 to 59 Years	388	5.4%	2,285	5.2%	6,170	5.2%
Age 60 to 64 Years	344	4.7%	2,189	5.0%	6,054	5.1%
Age 65 to 74 Years	511	7.0%	3,158	7.2%	9,520	8.0%
Age 75 to 84 Years	177	2.4%	1,229	2.8%	4,035	3.4%
Age 85 Years or Over	49	0.7%	368	0.8%	1,149	1.0%
Median Age	32.4		33.4		34.0	
Gender Age Distribution (2019)						
Female Population	3,601	49.6%	21,884	49.8%	60,182	50.4%
Age 0 to 19 Years	1,086	30.2%	6,733	30.8%	18,200	30.2%
Age 20 to 64 Years	2,139	59.4%	12,732	58.2%	34,360	57.1%
Age 65 Years or Over	376	10.4%	2,419	11.1%	7,623	12.7%
Female Median Age	32.8		33.7		34.3	
Male Population	3,655	50.4%	22,017	50.2%	59,258	49.6%
Age 0 to 19 Years	1,202	32.9%	7,398	33.6%	19,317	32.6%
Age 20 to 64 Years	2,091	57.2%	12,282	55.8%	32,860	55.5%
Age 65 Years or Over	362	9.9%	2,337	10.6%	7,081	11.9%
Male Median Age	32.0		33.0		33.6	

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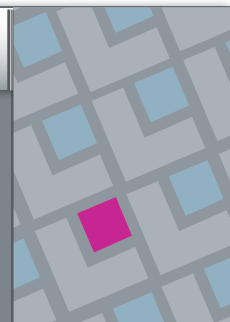
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Household Income Distribution (2019)						
HH Income \$200,000 or More	188	8.1%	1,394	10.4%	3,238	8.4%
HH Income \$150,000 to \$199,999	276	11.9%	1,657	12.4%	4,446	11.6%
HH Income \$100,000 to \$149,999	540	23.3%	3,183	23.8%	8,816	23.0%
HH Income \$75,000 to \$99,999	396	17.1%	2,211	16.5%	6,385	16.6%
HH Income \$50,000 to \$74,999	381	16.4%	1,972	14.8%	6,553	17.1%
HH Income \$35,000 to \$49,999	204	8.8%	1,100	8.2%	3,591	9.4%
HH Income \$25,000 to \$34,999	145	6.2%	587	4.4%	1,758	4.6%
HH Income \$15,000 to \$24,999	76	3.3%	630	4.7%	1,733	4.5%
HH Income Under \$15,000	113	4.9%	628	4.7%	1,878	4.9%
HH Income \$35,000 or More	1,985	85.6%	11,518	86.2%	33,030	86.0%
HH Income \$75,000 or More	1,400	60.4%	8,445	63.2%	22,886	59.6%
Housing (2019)						
Total Housing Units	2,384		13,840		40,147	
Housing Units Occupied	2,319	97.2%	13,363	96.6%	38,400	95.6%
Housing Units Owner-Occupied	1,879	81.1%	11,480	85.9%	31,736	82.6%
Housing Units, Renter-Occupied	439	18.9%	1,883	14.1%	6,664	17.4%
Housing Units, Vacant	66	2.8%	477	3.6%	1,747	4.6%
Marital Status (2019)						
Never Married	1,640	29.9%	8,543	26.0%	25,493	28.3%
Currently Married	2,874	52.4%	19,998	61.0%	51,345	57.0%
Separated	209	3.8%	815	2.5%	2,752	3.1%
Widowed	170	3.1%	846	2.6%	2,669	3.0%
Divorced	587	10.7%	2,599	7.9%	7,835	8.7%
Household Type (2019)						
Population Family	6,635	91.4%	40,828	93.0%	109,123	91.4%
Population Non-Family	621	8.6%	3,057	7.0%	9,975	8.4%
Population Group Quarters	-	-	16	-	343	0.3%
Family Households	1,864	80.4%	11,141	83.4%	30,949	80.6%
Non-Family Households	455	19.6%	2,221	16.6%	7,451	19.4%
Married Couple with Children	871	30.3%	5,336	26.7%	13,857	27.0%
Average Family Household Size	3.6		3.7		3.5	
Household Size (2019)						
1 Person Households	313	13.5%	1,575	11.8%	5,540	14.4%
2 Person Households	608	26.2%	3,637	27.2%	11,807	30.7%
3 Person Households	452	19.5%	2,351	17.6%	6,543	17.0%
4 Person Households	504	21.8%	2,885	21.6%	7,258	18.9%
5 Person Households	244	10.5%	1,602	12.0%	4,064	10.6%
6 or More Person Households	198	8.5%	1,313	9.8%	3,188	8.3%
Household Vehicles (2019)						
Households with 0 Vehicles Available	23	1.0%	136	1.0%	548	1.4%
Households with 1 Vehicles Available	645	27.8%	3,102	23.2%	9,429	24.6%
Households with 2 or More Vehicles Available	1,651	71.2%	10,125	75.8%	28,423	74.0%
Total Vehicles Available	4,837		28,550		79,921	
Average Vehicles Per Household	2.1		2.1		2.1	

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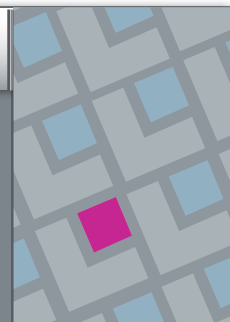
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Labor Force (2019)						
Estimated Labor Population Age 16 Years or Over	5,367		32,145		88,345	
Estimated Civilian Employed	3,697	68.9%	21,151	65.8%	57,700	65.3%
Estimated Civilian Unemployed	65	1.2%	541	1.7%	1,747	2.0%
Estimated in Armed Forces	18	0.3%	35	0.1%	100	0.1%
Estimated Not in Labor Force	1,586	29.6%	10,418	32.4%	28,799	32.6%
Unemployment Rate	1.2%		1.7%		2.0%	
Occupation (2019)						
Occupation: Population Age 16 Years or Over	3,697		21,151		57,700	
Management, Business, Financial Operations	927	25.1%	4,754	22.5%	11,365	19.7%
Professional, Related	820	22.2%	5,317	25.1%	14,291	24.8%
Service	517	14.0%	2,721	12.9%	8,878	15.4%
Sales, Office	875	23.7%	5,406	25.6%	15,261	26.4%
Farming, Fishing, Forestry	2	-	41	0.2%	100	0.2%
Construct, Extraction, Maintenance	241	6.5%	1,493	7.1%	3,836	6.6%
Production, Transport Material Moving	316	8.5%	1,418	6.7%	3,968	6.9%
White Collar Workers	2,622	70.9%	15,478	73.2%	40,917	70.9%
Blue Collar Workers	1,076	29.1%	5,673	26.8%	16,783	29.1%
Consumer Expenditure (2019)						
Total Household Expenditure	\$168.06 M		\$1.03 B		\$2.89 B	
Total Non-Retail Expenditure	\$88.25 M	52.5%	\$540.4 M	52.6%	\$1.52 B	52.5%
Total Retail Expenditure	\$79.8 M	47.5%	\$487.78 M	47.4%	\$1.37 B	47.5%
Apparel	\$6.04 M	3.6%	\$37.02 M	3.6%	\$103.44 M	3.6%
Contributions	\$5.5 M	3.3%	\$34.1 M	3.3%	\$95.19 M	3.3%
Education	\$5.25 M	3.1%	\$32.71 M	3.2%	\$89.52 M	3.1%
Entertainment	\$9.68 M	5.8%	\$59.52 M	5.8%	\$166.66 M	5.8%
Food and Beverages	\$24.76 M	14.7%	\$151.03 M	14.7%	\$425.43 M	14.7%
Furnishings and Equipment	\$6.01 M	3.6%	\$36.88 M	3.6%	\$103.41 M	3.6%
Gifts	\$4.11 M	2.4%	\$25.47 M	2.5%	\$70.83 M	2.4%
Health Care	\$13.93 M	8.3%	\$84.92 M	8.3%	\$241.18 M	8.3%
Household Operations	\$6.63 M	3.9%	\$40.73 M	4.0%	\$114.17 M	3.9%
Miscellaneous Expenses	\$3.17 M	1.9%	\$19.41 M	1.9%	\$54.66 M	1.9%
Personal Care	\$2.26 M	1.3%	\$13.83 M	1.3%	\$38.89 M	1.3%
Personal Insurance	\$1.23 M	0.7%	\$7.6 M	0.7%	\$21.14 M	0.7%
Reading	\$361.84 K	0.2%	\$2.22 M	0.2%	\$6.27 M	0.2%
Shelter	\$35.04 M	20.9%	\$214.21 M	20.8%	\$603.25 M	20.9%
Tobacco	\$939.57 K	0.6%	\$5.61 M	0.5%	\$16.2 M	0.6%
Transportation	\$31.03 M	18.5%	\$189.44 M	18.4%	\$533.3 M	18.4%
Utilities	\$12.11 M	7.2%	\$73.5 M	7.1%	\$208.68 M	7.2%
Educational Attainment (2019)						
Adult Population Age 25 Years or Over	4,573		27,660		75,736	
Elementary (Grade Level 0 to 8)	85	1.9%	449	1.6%	1,519	2.0%
Some High School (Grade Level 9 to 11)	113	2.5%	729	2.6%	2,542	3.4%
High School Graduate	957	20.9%	5,501	19.9%	14,806	19.5%
Some College	1,304	28.5%	7,549	27.3%	20,195	26.7%
Associate Degree Only	508	11.1%	2,941	10.6%	8,756	11.6%
Bachelor Degree Only	1,038	22.7%	6,798	24.6%	18,332	24.2%
Graduate Degree	568	12.4%	3,693	13.4%	9,585	12.7%

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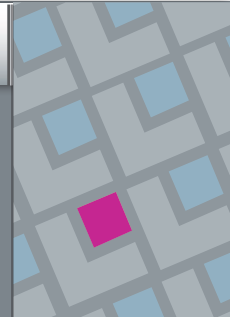
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Units In Structure (2019)							
1 Detached Unit	2,063	177.8%	12,366	153.4%	34,878	134.1%	
1 Attached Unit	10	0.9%	86	1.1%	529	2.0%	
2 to 4 Units	18	1.6%	66	0.8%	221	0.9%	
5 to 9 Units	93	8.0%	291	3.6%	408	1.6%	
10 to 19 Units	24	2.1%	61	0.8%	385	1.5%	
20 to 49 Units	39	3.3%	95	1.2%	210	0.8%	
50 or More Units	54	4.6%	247	3.1%	469	1.8%	
Mobile Home or Trailer	10	0.9%	92	1.1%	1,195	4.6%	
Other Structure	8	0.7%	59	0.7%	105	0.4%	
Homes Built By Year (2019)							
Homes Built 2010 or later	697	60.1%	3,331	41.3%	7,489	28.8%	
Homes Built 2000 to 2009	1,288	111.0%	7,595	94.2%	23,104	88.9%	
Homes Built 1990 to 1999	80	6.9%	771	9.6%	3,110	12.0%	
Homes Built 1980 to 1989	111	9.6%	687	8.5%	1,678	6.5%	
Homes Built 1970 to 1979	97	8.4%	608	7.5%	1,763	6.8%	
Homes Built 1960 to 1969	28	2.4%	214	2.7%	639	2.5%	
Homes Built 1950 to 1959	11	1.0%	102	1.3%	376	1.4%	
Homes Built Before 1949	6	0.5%	54	0.7%	240	0.9%	
Home Values (2019)							
Home Values \$1,000,000 or More	5	0.6%	68	1.1%	184	0.9%	
Home Values \$500,000 to \$999,999	263	30.0%	1,377	21.7%	3,309	16.2%	
Home Values \$400,000 to \$499,999	196	22.3%	1,475	23.2%	3,236	15.9%	
Home Values \$300,000 to \$399,999	336	38.3%	2,763	43.5%	6,594	32.3%	
Home Values \$200,000 to \$299,999	639	72.8%	3,738	58.9%	10,610	52.0%	
Home Values \$150,000 to \$199,999	289	32.9%	1,294	20.4%	4,400	21.6%	
Home Values \$100,000 to \$149,999	78	8.9%	317	5.0%	1,750	8.6%	
Home Values \$70,000 to \$99,999	8	0.9%	47	0.7%	286	1.4%	
Home Values \$50,000 to \$69,999	9	1.1%	36	0.6%	160	0.8%	
Home Values \$25,000 to \$49,999	10	1.2%	63	1.0%	309	1.5%	
Home Values Under \$25,000	40	4.5%	251	4.0%	771	3.8%	
Owner-Occupied Median Home Value	\$253,855		\$306,764		\$287,177		
Renter-Occupied Median Rent	\$1,103		\$1,209		\$1,100		
Transportation To Work (2019)							
Drive to Work Alone	2,825	80.7%	16,142	75.2%	42,384	76.5%	
Drive to Work in Carpool	349	10.0%	2,283	10.6%	5,620	10.1%	
Travel to Work by Public Transportation	27	0.8%	318	1.5%	634	1.1%	
Drive to Work on Motorcycle	9	0.3%	71	0.3%	177	0.3%	
Walk or Bicycle to Work	83	2.4%	349	1.6%	1,040	1.9%	
Other Means	25	0.7%	177	0.8%	424	0.8%	
Work at Home	181	5.2%	2,129	9.9%	5,147	9.3%	
Travel Time (2019)							
Travel to Work in 14 Minutes or Less	605	17.3%	2,834	13.2%	8,162	14.7%	
Travel to Work in 15 to 29 Minutes	1,104	31.5%	5,895	27.5%	15,721	28.4%	
Travel to Work in 30 to 59 Minutes	1,355	38.7%	7,830	36.5%	22,051	39.8%	
Travel to Work in 60 Minutes or More	427	12.2%	2,440	11.4%	6,361	11.5%	
Average Minutes Travel to Work	29.1		30.1		30.1		

This report was produced using data from private and government sources deemed to be reliable. The information herein is provided without representation or warranty.

PROPERTY HIGHLIGHTS

SITE PLAN / AVAILABILITY

AERIAL

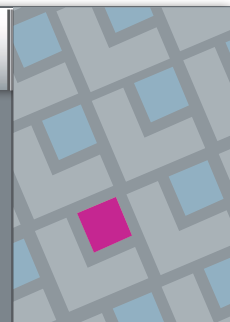
CONTACT

DEMOGRAPHICS

Brian Gast

602.682.8155

brian.gast@velocityretail.com





2415 East Camelback Road, Suite 400
Phoenix, Arizona 85016
602.682.8100

Brian Gast

602.682.8155

brian.gast@velocityretail.com

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