



6,500 SF Retail Space
Lease Rate: \$8.00 PSF NNN

Join tenants Dollar General, New Life Thrift, China Taste and Tobacco Shop. Located on the southeast corner of 36th and Harrison Street with excellent visibility.

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Availability

Lease Rate	\$8.00 NNN
Total Available	6,500 SF

Property Highlights

Building Size	60,177 SF
Year Built	1963
Total Site Area	3.96 AC
Zoning	CC
Parking	4:1000 SF
Clearance Height	Varies
Traffic Counts	14,100 EADT
Operating Expenses	\$0.47 Taxes \$0.33 Insurance \$1.46 CAM \$2.26 PSF Total

Suite	Square Feet (min - max)	Price/SF NNN	Date Available
3525	6,500 - 6,500	\$8.00	Immediately

Suite 3525 Floor Plan

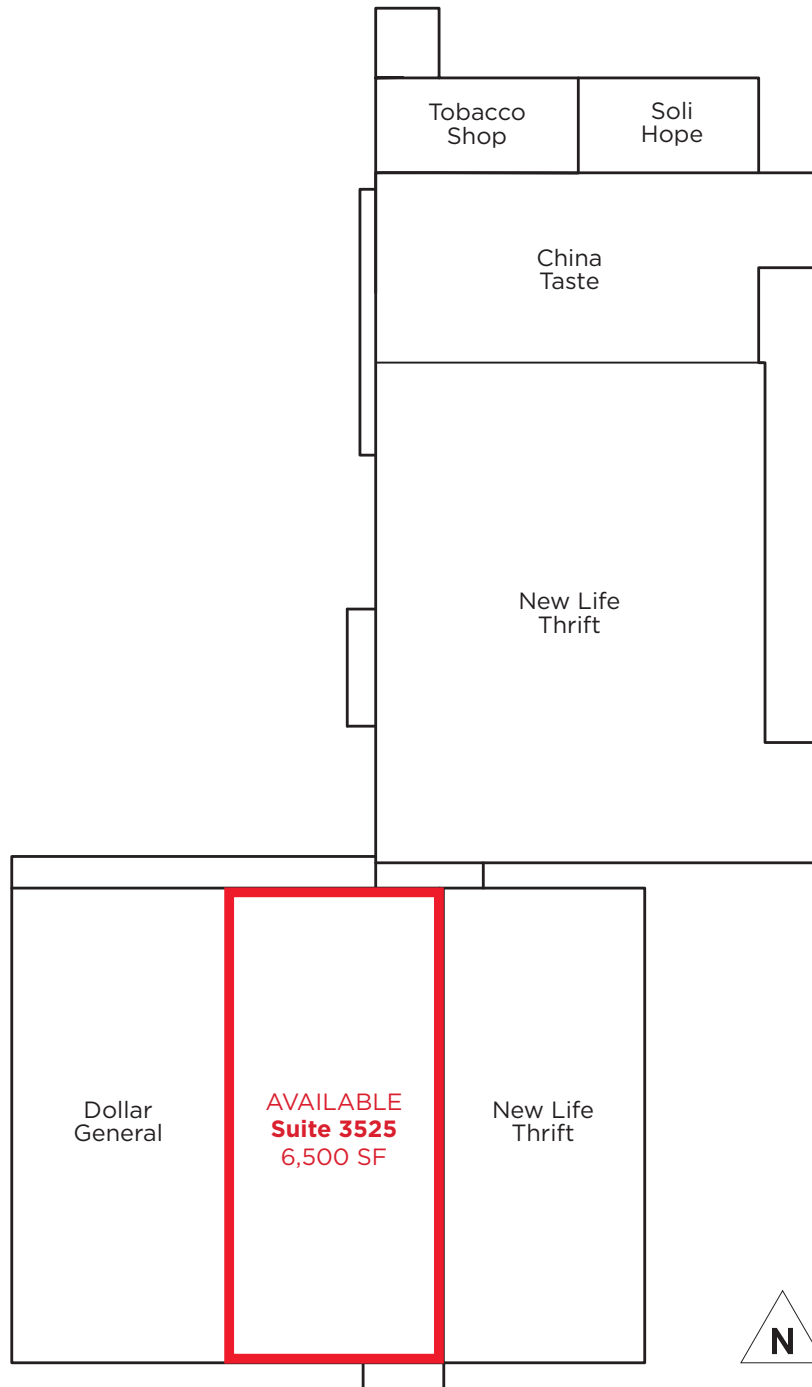


** Floor plan measurements are approximate and are for illustration purposes only.

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Site Plan



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Aerial & Birds Eye



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