

## For Sublease

### Property Summary

Highly visible, open concept retail space with ample parking. Building is in great condition and is ready for occupancy. Close proximity to Interstate 49 via W. 70th street retail corridor.

Nearby tenants include Family Dollar, Ivan Smith Furniture, Goodwill, AutoZone, O'Reilly Auto Parts, Sutherlands, and Planet Fitness.

### Available

- +/- 9,100 SF
- 1.21 Acres
- +/- 52 Parking Space
- Pylon sign pole

### Traffic Counts

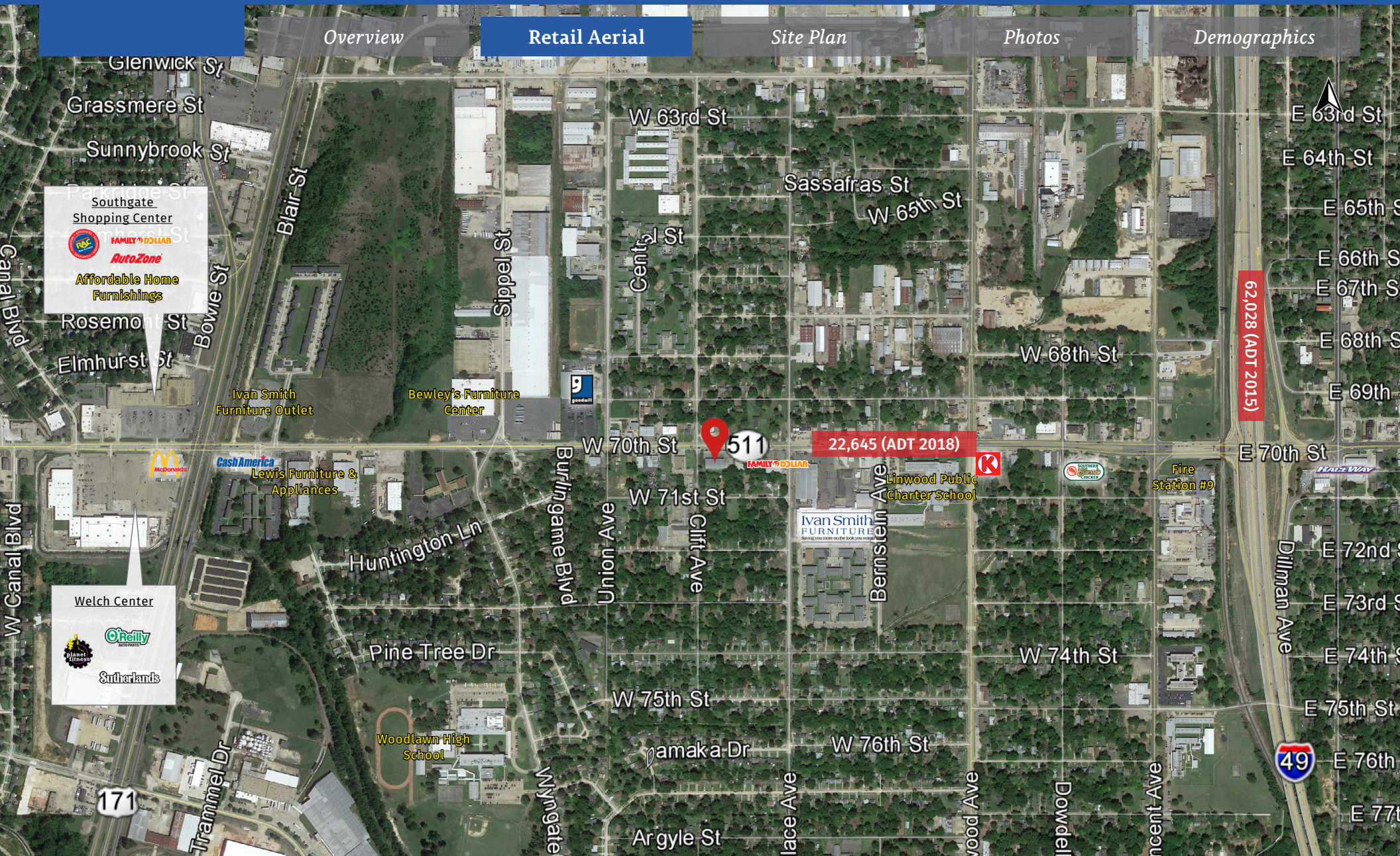
- I-49; east of site: 62,028 (ADT 2015)
- West 70th Street: 22,645 (ADT 2018)

### 2019 Demographics

**3 mi.**

Population	61,108
Daytime Pop.	76,820
Avg. HH Income	\$52,390
Median Age	36.1







*Overview*

*Retail Aerial*

*Site Plan*

**Photos**

*Demographics*

*Interior- Facing Front Door*



*Interior- Facing Warehouse*



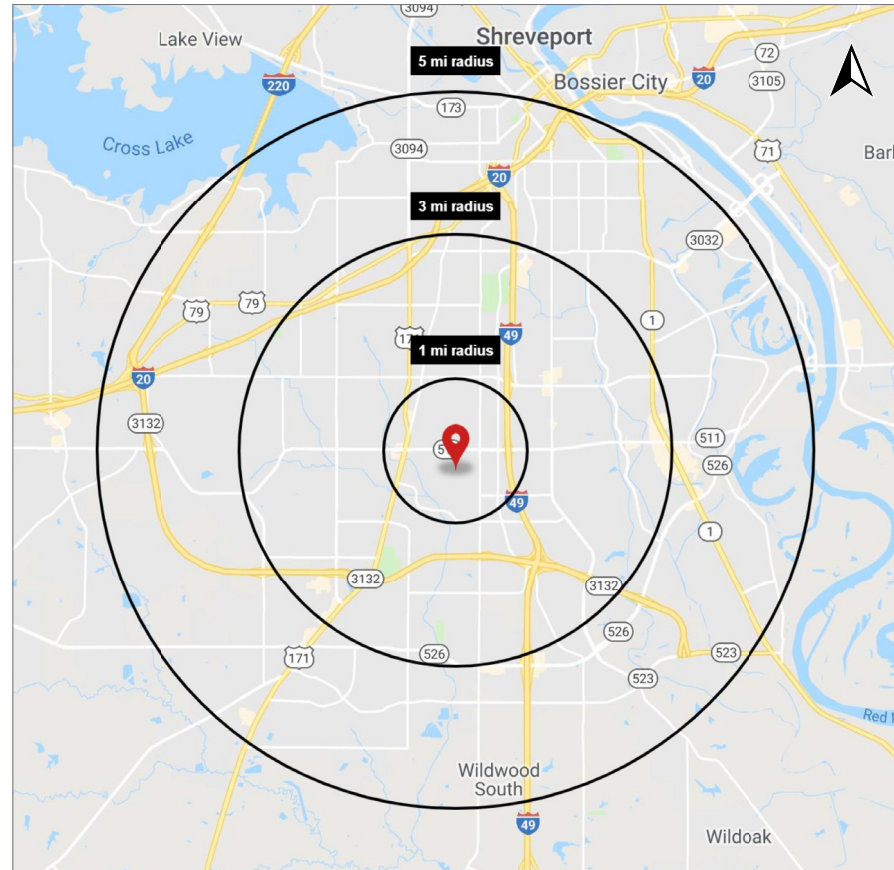
*Overview*

*Retail Aerial*

*Site Plan*

*Photos*

**Demographics**



**2019 Demographics**

	<b>1 mi.</b>	<b>3 mi.</b>	<b>5 mi.</b>
Population	8,053	61,108	149,429
Avg. HH Income	\$33,769	\$52,390	\$58,346