



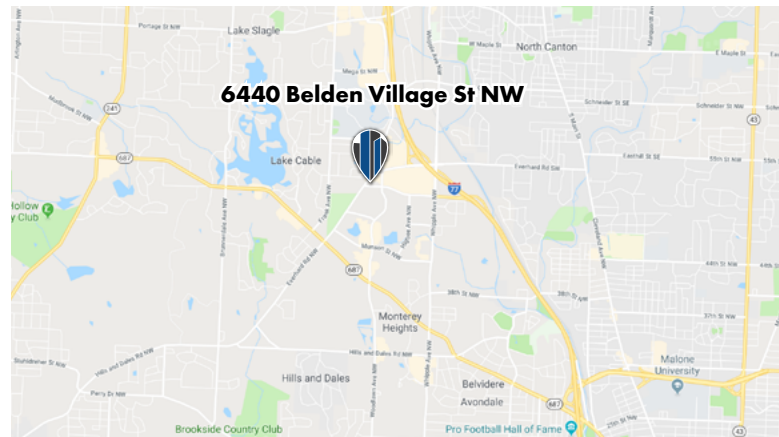
FOR LEASE

1,440 SF Office / Retail space available for lease next to long-term tenants including, Mathnasium, 3-D Business Accelerator, and high performing Dollar Tree. Additionally, Firehouse Subs recently signed a long-term lease in the totally renovated space next door.

HIGHLIGHTS:

- Ample parking
- Heavily traveled retail corridor with 8,532 VPD on Belden Village St NW, 25,880 VPD on Everhard Rd NW, and 18,486 VPD on Dressler Rd NW
- Pylon signage with excellent visibility
- Easily accessible to/from I-77

LEASE RATE: \$14/SF plus CAM of approximately \$4.50/SF. CAM includes Common Area Maintenance, Landscaping, Snow Removal, Sewer and Property Insurance.



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION:	2,943	49,846	158,354
TOTAL HOUSEHOLDS:	1,460	22,550	66,851
MEDIAN HH INCOME:	\$63,328	\$55,147	\$50,115