



## Property Information:

**Property Type:** High visibility retail

**Building Size:** 6,000 SF on main level

2,450 SF in basement

2,400 SF in warehouse

**Availability:** Immediate

**Parking:** 24 stalls plus street side

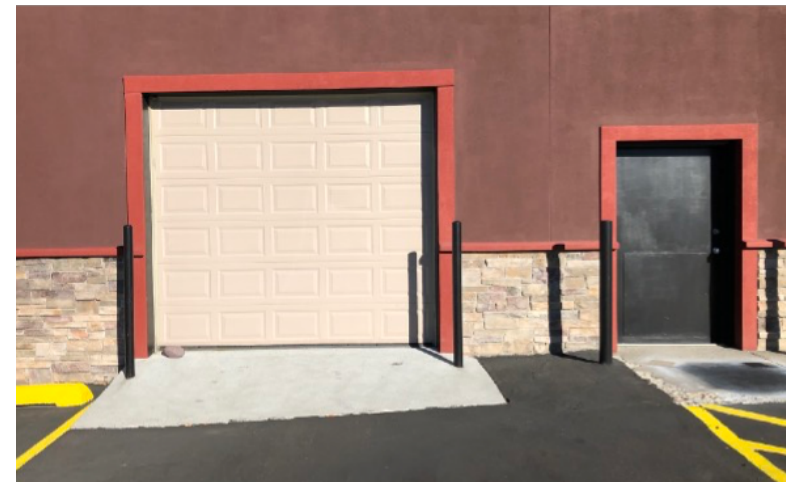
**Lease Type:** Triple Net

**Signage:** East & South side of building



## Listing Features:

- Established retail location with high traffic visibility on Holmes
- Curb cuts on Holmes & 14th St.
- Ideally suited for retail tenant needing large open front area with separate back room
- Covered walkway to adjacent 40' x 60' warehouse
- Warehouse is insulated with sheet rocked walls, plumbed for natural gas
- 3 large overhead doors



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## Demographics:

	1 Mile	3 Miles	5 Miles
Population	14,644	66,436	97,850
Number of Households	6,046	24,944	34,864
Avg. Household Income	\$61,333.60	\$69,957.08	\$74,531.59

Demographic Information provided by Environics Analytics.  
More information available upon request



# Retail For Lease

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