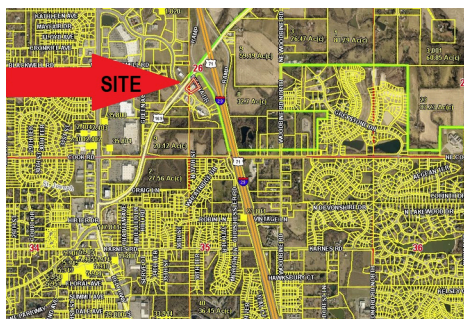




FOR LEASE

\$18.00/SF - \$5.53/SF
nets
2,350 SF



PROPERTY FEATURES

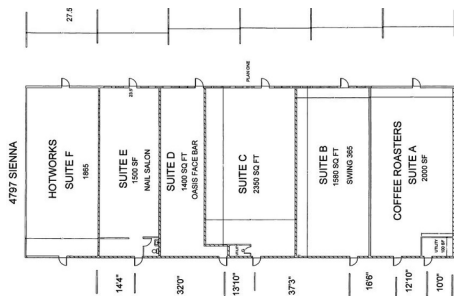
2,350 SF available in Suite C. 5 new tenants in building, Hotworx & Daisy Nail & Spa, KC Coffee Roasters, Swing 365, and Oasis Face Spa. Second phase across 169 Hwy in planning stage. Located right at the entrance to Tuscan Village, with US Hwy 169 frontage, plus easy accessibility from and visibility from I-29 (Exit #50).

Join Speedys Convenience store, Fairfield Inn by Marriott, Urgent Care & the new VA Clinic in the development.

Just across US Hwy 169, 2 new hotels are under construction, bringing the total in the area to 5. Also, within 1/2 mile is 1.3 million square feet of retail in and around The Shoppes at North Village.

Hundreds of rooftops are in the area in multiple developments, including Greystone, Lake at 12 Oaks, Carriage Oaks, Wilshire Place, and Northridge. See the one mile radius map attached. Average household income in that circle is \$103,000 per year.

40,000+ AADT on I-29 & 11,000+ on US Hwy 169.



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