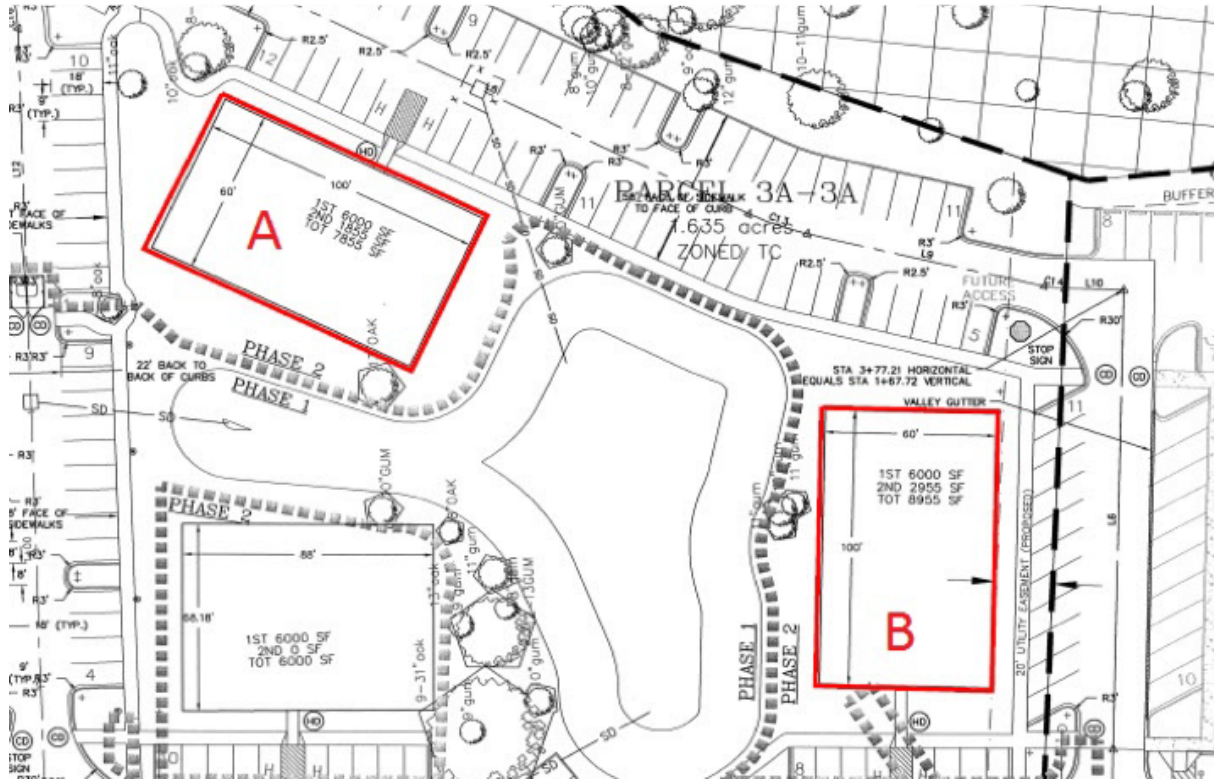




Please Note:
Park West New Construction Commercial Proposed

For Sale at \$175 PSF Turnkey
For Lease at \$17.00 NNN.

We are still estimating NNN Expenses, however we know they will come in lower than what most of the other regime's are paying in the area. I have attached a visual for you so you can see where the pad sites are. We are creating floor plans for a user now and this is a great time to bring your client out for a site visit so we can determine their level of interest and potentially even create a floor plan for them. SL Shaw is the developer and builder and they are very easy to work with and will even consider a lease purchase option or potentially a seller finance deal. References are available upon request. They built the commercial properties behind Eggs Up Grill in Mt. Pleasant if you want to see a real world representation of their work.

In my opinion, Park West is missing a Karate Studio and other child focused activities especially around the arts if you have any other users. Music, Arts, Gymnastics, etc. Suites are proposed from 1,000 to 7,000 Square Feet.

Standard office users are a much easier fit, but one site does present a nice retail storefront opportunity that is contiguous to existing retailers.

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Disclosure: Mark Erickson (Thalhimer) is the listing agent on the pad sites we have under contract.