

1,327 SF FOR LEASE

BASE RATE: \$32.00/SF/NNN

NNNs: EST \$6.50/SF

Your Sign Here



27,600 Cars Per Day (2022) along US Hwy 52/17-A

Retail/office opportunity located on outparcel in front of Walmart at Tail Race Crossing.

PROPERTY HIGHLIGHTS

- **NEW CONSTRUCTION 2 TENANT BUILDING WITH JIMMY JOHN'S AS ANCHOR**
- **PRIME LOCATION IN FRONT OF WAL-MART ALONG STRONG NATIONAL RETAIL CORRIDOR**
- **EXCELLENT MONUMENT & BUILDING SIGNAGE OPPORTUNITIES**
- **23 PARKING SPACES ON SITE**
- **OPEN FLOOR PLAN READY FOR UPFIT**
- **GREASE TRAP IN PLACE FOR TENANT TO TIE INTO; SHARED RESTROOM(S) ALREADY CONSTRUCTED; CONCRETE SLAB FLOOR; HVAC, PLUMBING AND ELECTRIC PANEL IN SPACE-READY FOR DISTRIBUTION**

