

Executive Summary



LEASE OVERVIEW

AVAILABLE SF:

LEASE RATE: \$11.00 SF/Yr (NNN; MG)
\$683/MO + (NNN)

LOT SIZE: 0.59 Acres

BUILDING SIZE: 12,057 SF

ZONING: DC

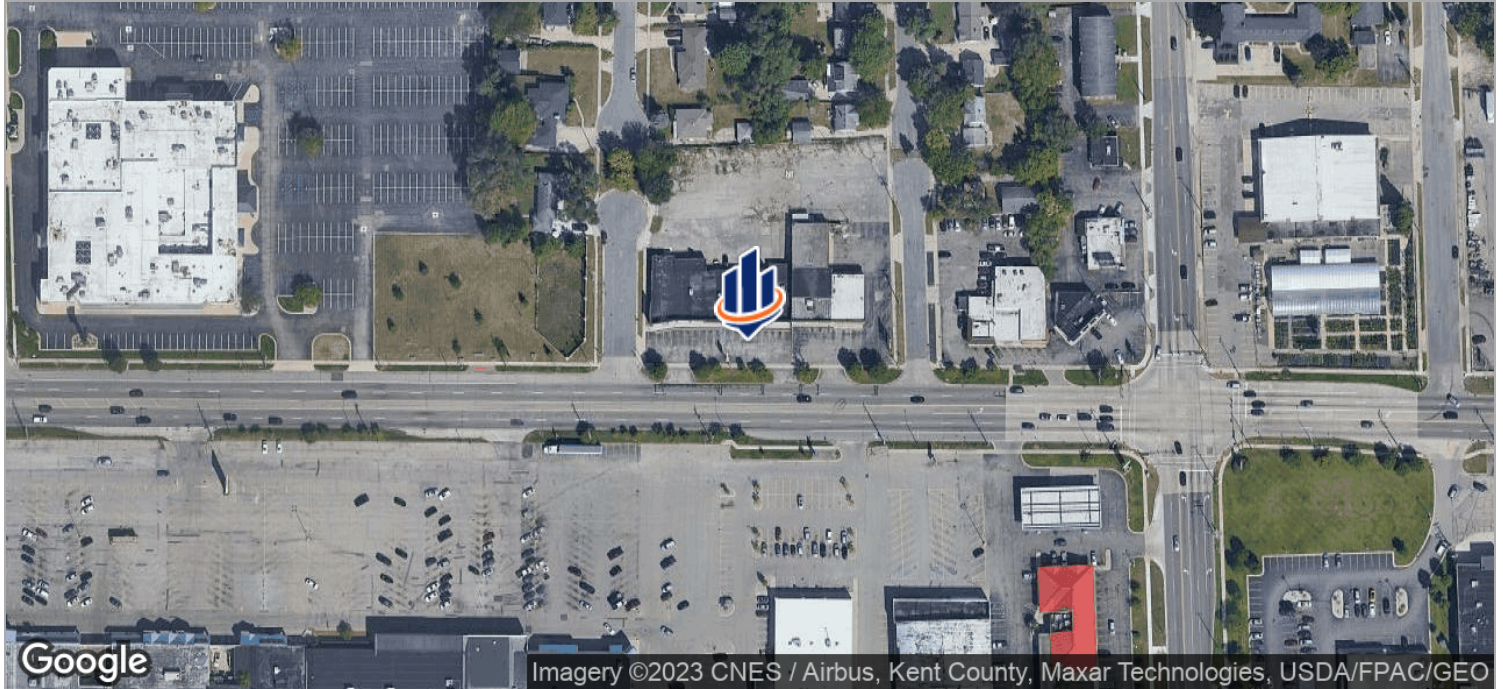
CROSS STREETS: Riley Avenue SW &
28th Street SW

PROPERTY DESCRIPTION

This retail center is located across the street from Rogers Plaza with a blend of National/Regional retailers nearby such as Flower Land, Family Fare, Aldi; Save-A-Lot, Office Max, JoAnn's Fabrics, Subway, a new Goodwill Retail Store and a recently opened Ken's Market.

This 12,057 sf Retail/Service/Office center w/approx. 150' of frontage on 28th St is located on the NE corner of 28th St & Riley Ave SW in the City of Wyoming. Visibility of the building & signage is excellent from both directions. 19 parking spaces are directly in front of the bldg w/additional parking behind the bldg & on Riley Ave [Cul-de-Sac]. Access [Ingress /Egress] is Safe and Easy with 2 curb cuts and a turn-lane on 28th St & 2 curb cuts on Riley Avenue. 28th Street is a far reaching high-traffic East/West artery [13.5 miles] that runs from I-196 to beyond I-96 through the City of Wyoming.

Location Maps



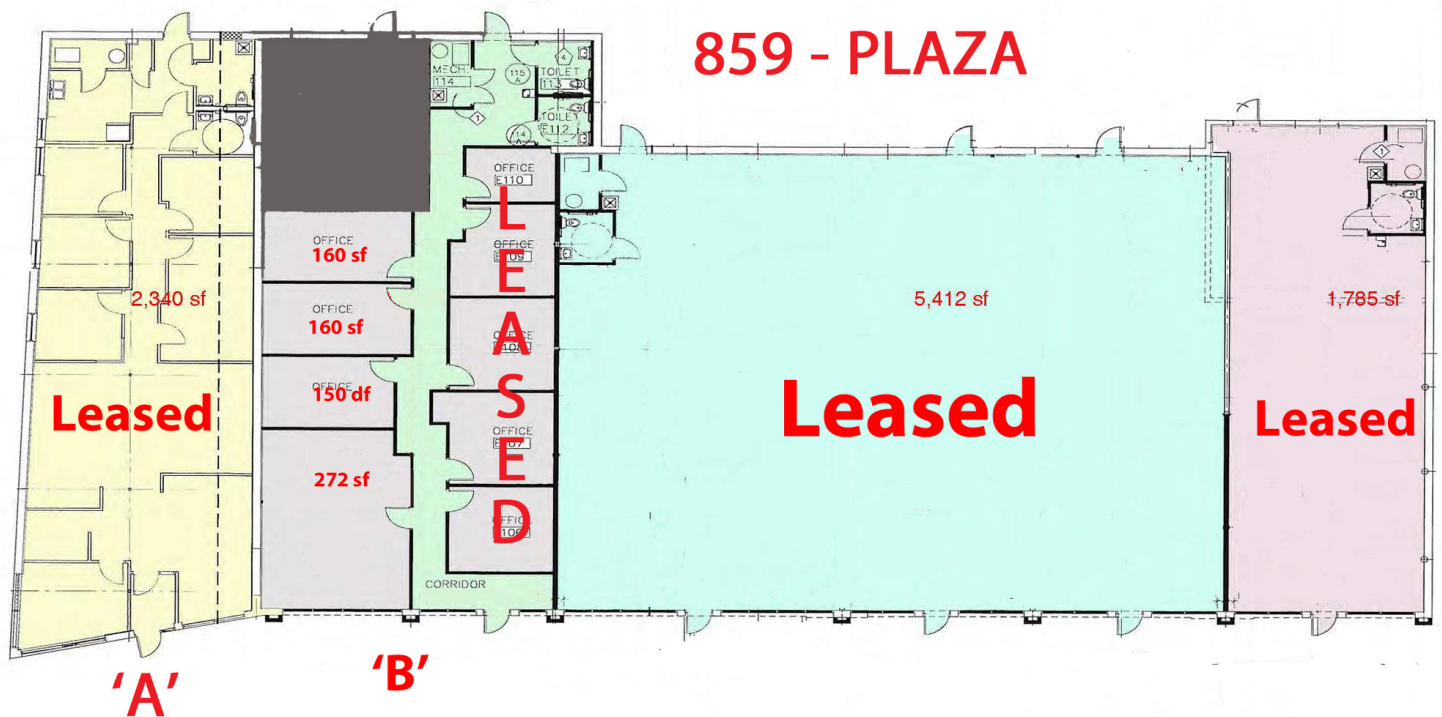
Additional Photos



Additional Photos



Floor Plans



Available Spaces

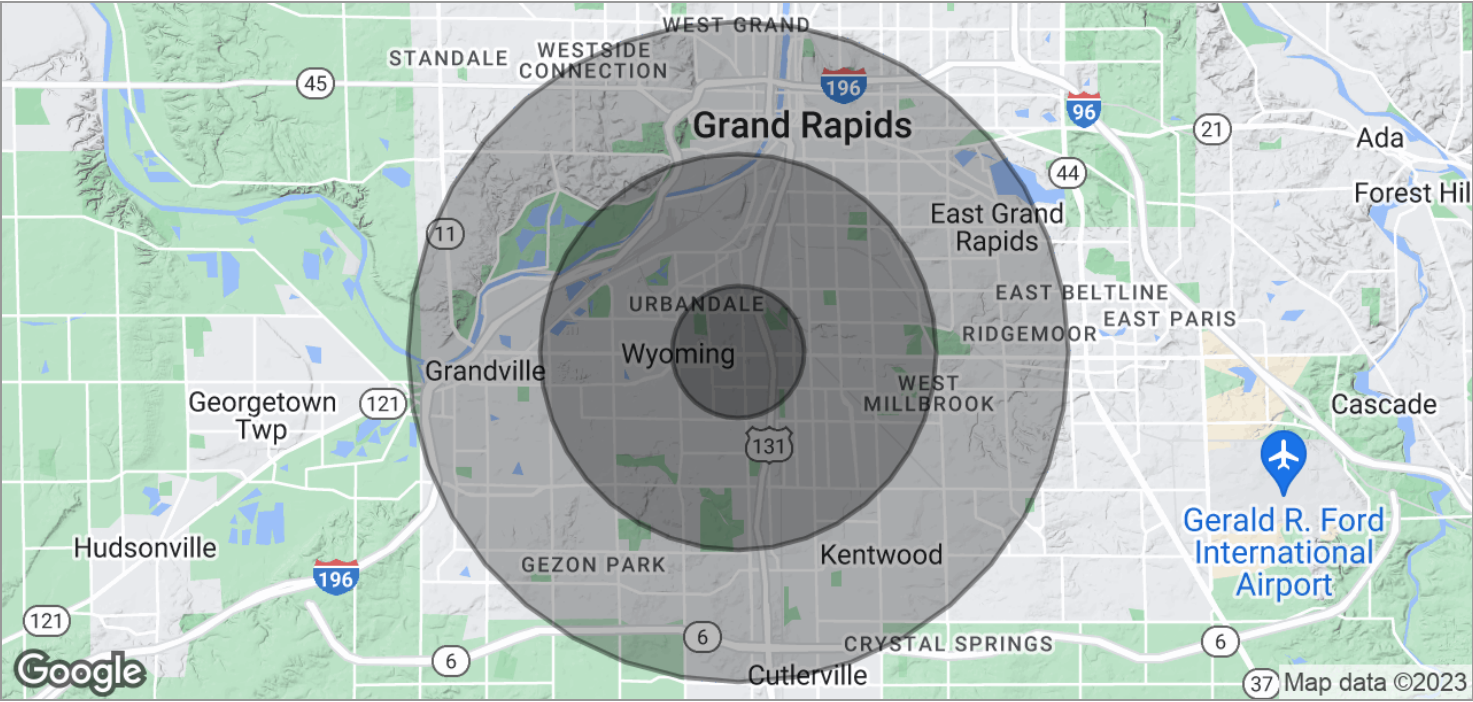
Lease Rate: N/A Total Space
Lease Type: Lease Term: 60 MONTHS

| SPACE | SPACE USE | LEASE RATE | LEASE TYPE | SIZE (SF) | TERM | COMMENTS |
|----------------------------------|---------------|---------------|----------------|-----------|-----------|---|
| 859 - 28th Street SW - suite 'A' | Street Retail | \$11.00 SF/YR | NNN | 2,340 SF | 60 months | Well located with great visibility from 28th St. Conveniently located with easy access from 28th St. and Riley. 28th Street curb cuts, parking at your doorstep, parking available on Riley Ave. Ready to occupy suites. |
| 859 - 28th Street SW - suite 'B' | Street Retail | \$11.00 SF/YR | Modified Gross | 745 SF | 60 months | Well located with great visibility from 28th St. Conveniently located with easy access from 28th St. and Riley. 28th Street curb cuts, parking at your doorstep, parking available on Riley Ave. Ready to occupy end cap suite. |
| 859 - 28th Street SW - suite 'F' | Street Retail | \$7.00 SF/YR | NNN | 1,785 SF | 60 months | Well located with great visibility from 28th St. Conveniently located with easy access from 28th St. and Riley. 28th Street curb cuts, parking at your doorstep, parking available on Riley Ave. Ready to occupy end cap suite. |

Additional Photos



Demographics Map



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|---------------------|--------|---------|---------|
| TOTAL POPULATION | 14,858 | 112,720 | 283,390 |
| MEDIAN AGE | 30.7 | 29.2 | 31.2 |
| MEDIAN AGE (MALE) | 30.3 | 28.6 | 30.4 |
| MEDIAN AGE (FEMALE) | 31.2 | 29.6 | 31.8 |

| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
|---------------------|-----------|-----------|-----------|
| TOTAL HOUSEHOLDS | 5,038 | 38,883 | 107,163 |
| # OF PERSONS PER HH | 2.9 | 2.9 | 2.6 |
| AVERAGE HH INCOME | \$44,089 | \$46,260 | \$49,339 |
| AVERAGE HOUSE VALUE | \$110,121 | \$116,029 | \$131,108 |

The information presented here is deemed to be accurate, but it has not been independently verified. We make no guarantee, warranty or representation. It is your responsibility to independently confirm accuracy and completeness. All SVN® offices are independently owned and operated.

Demographics Report

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|----------------------|-----------|-----------|-----------|
| Total households | 5,038 | 38,883 | 107,163 |
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| Median age (male) | 30.3 | 28.6 | 30.4 |
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* Demographic data derived from 2020 ACS - US Census