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#### LEASE INFORMATION

Available	5,040 SF (2nd Floor)
Lease Rate	\$20 PSF
Lease Type	NNN
Est. NNNs	\$3.50 PSF
Lease Term	Negotiable

#### PROPERTY INFORMATION

Building Size	9,505 SF
Number of Floors	2
Year Built	1939
Year Last Renovated	2021

#### PROPERTY HIGHLIGHTS

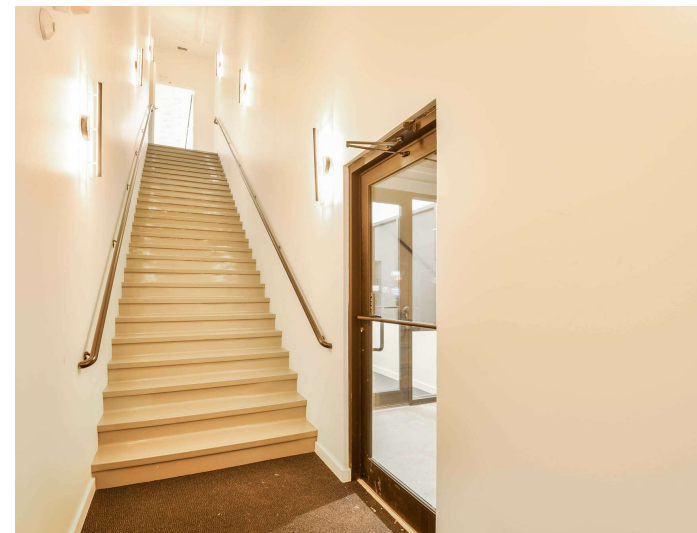
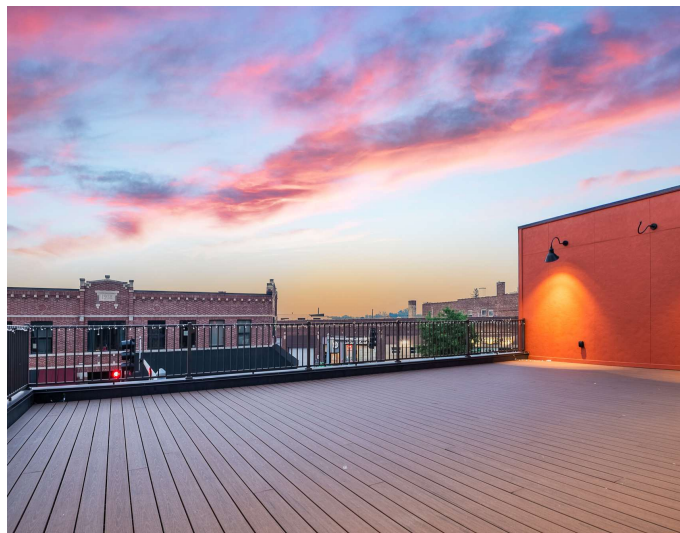
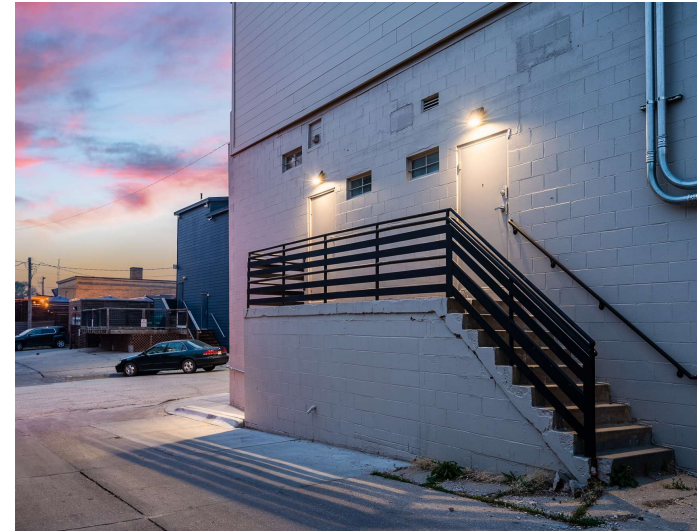
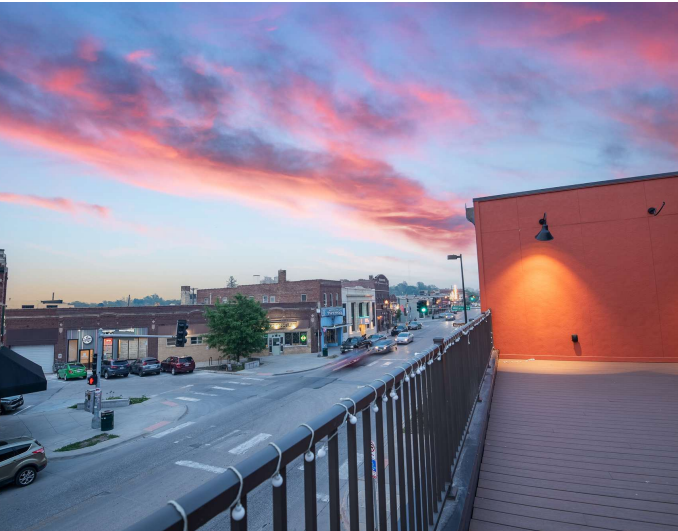
- Restaurant/Bar space available with large rooftop patio in the heart of Benson
- Turn-key former event space with new kitchen, restrooms and elevator
- Prime corner location with captivating curb appeal
- Thriving culinary hub surrounded by popular eateries
- Join Au Courant, Ika Ramen, Yoshitomo, Barchen and Beercade

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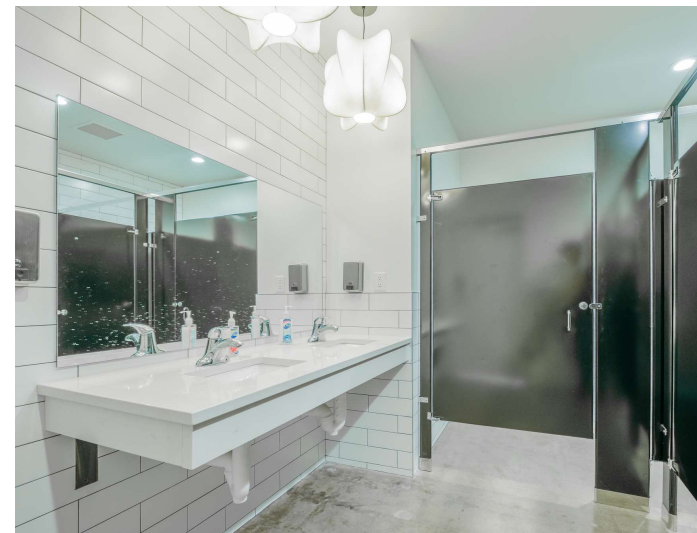
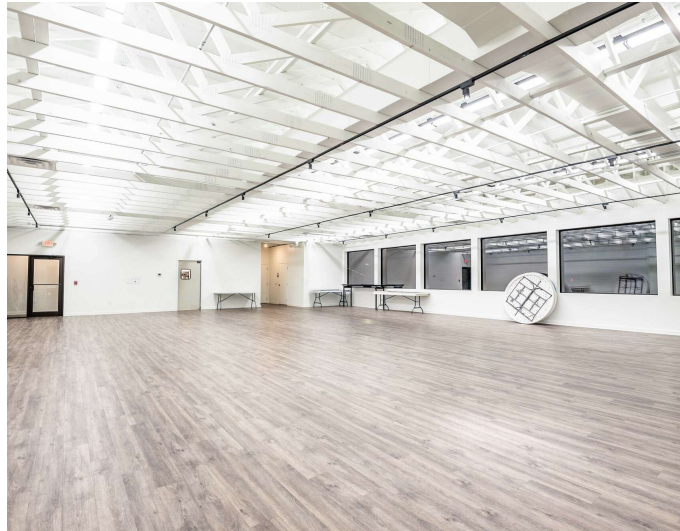


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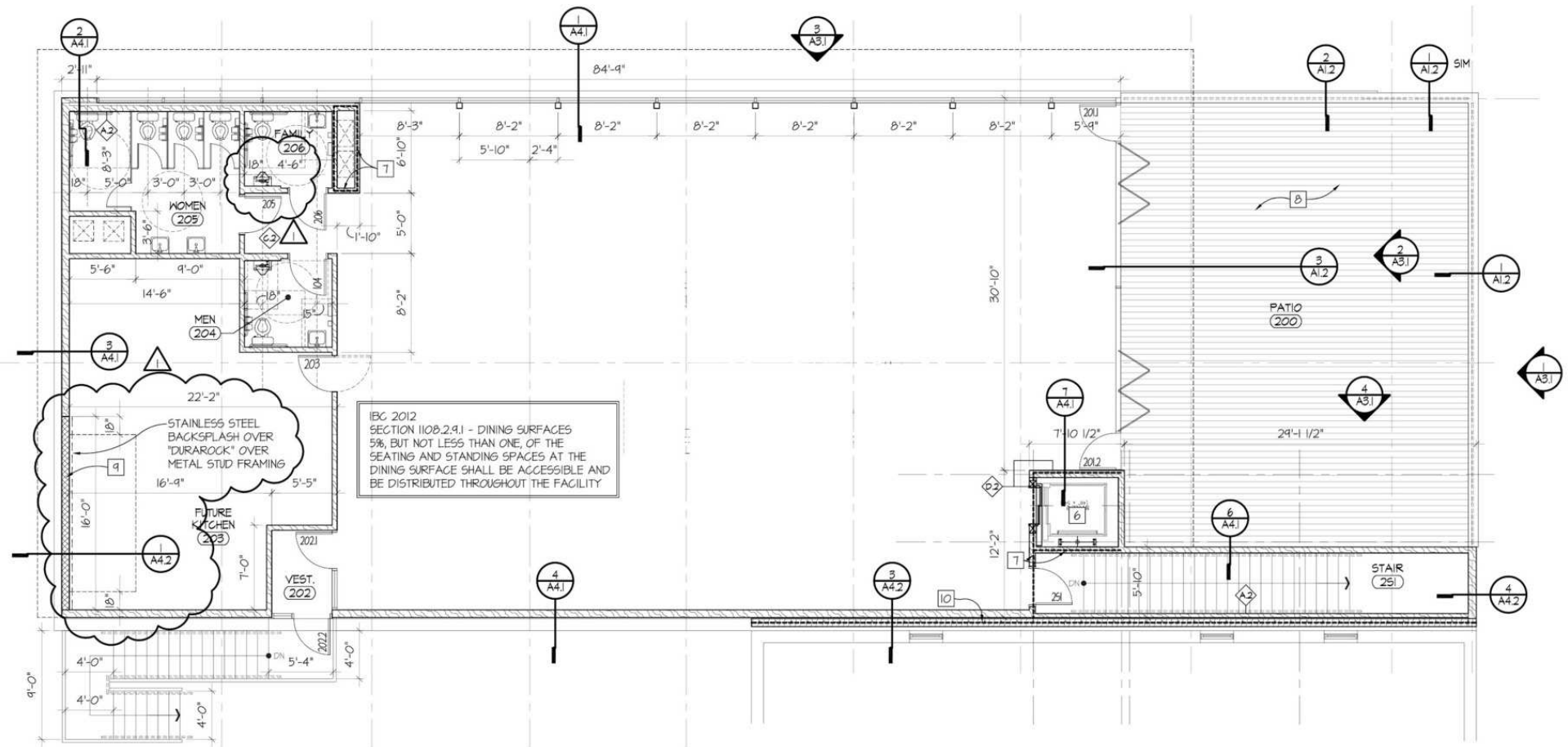




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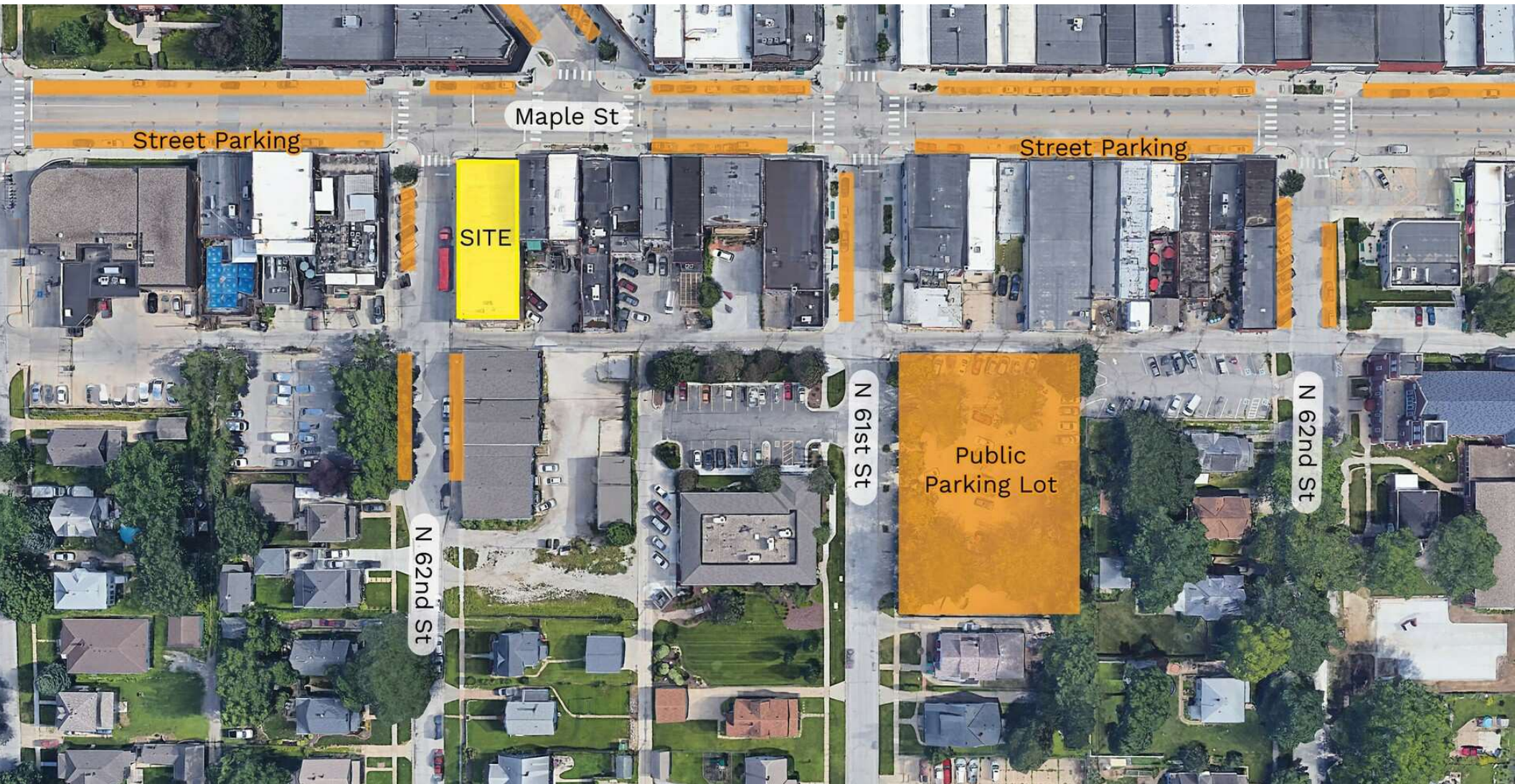


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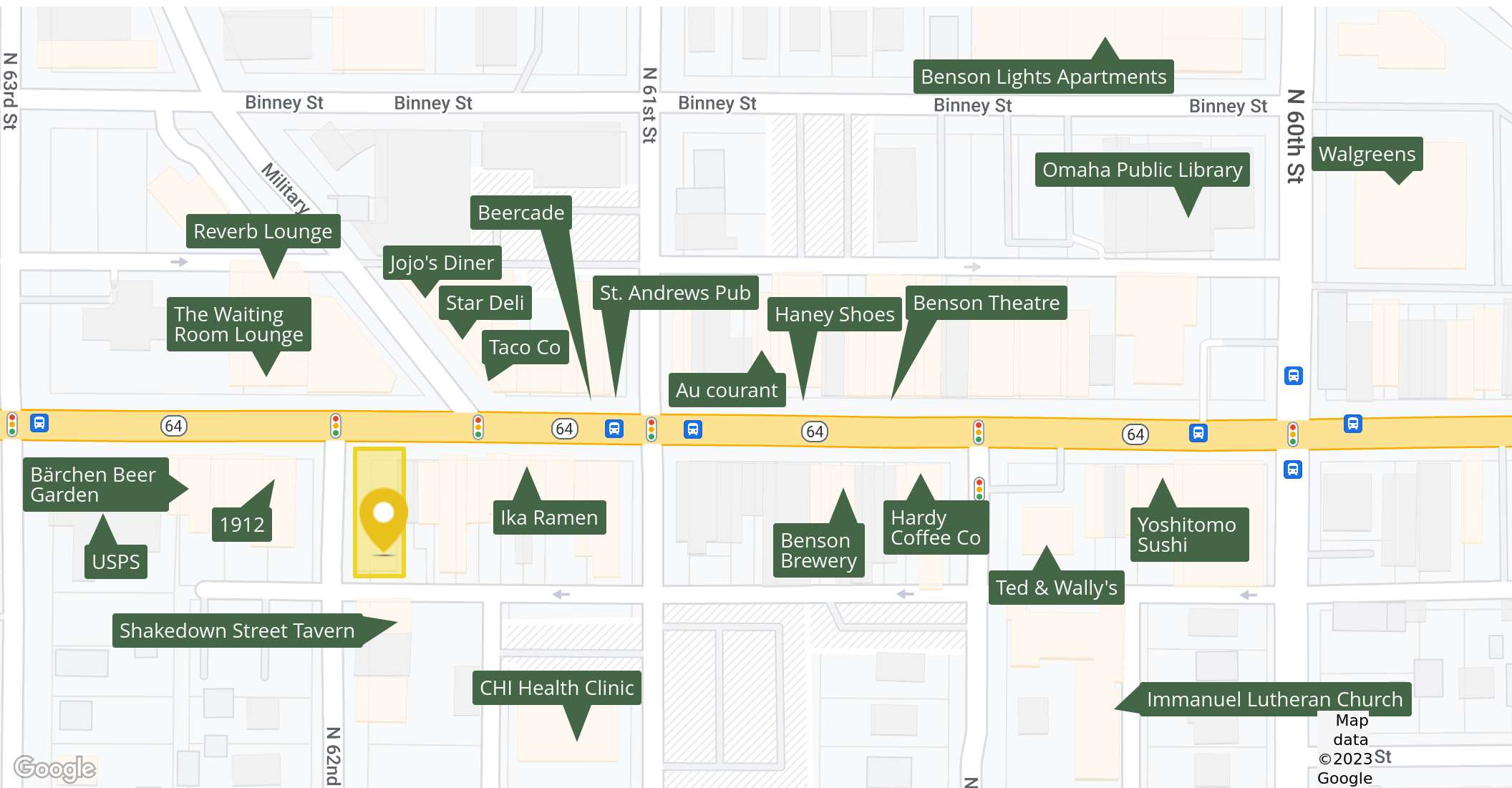


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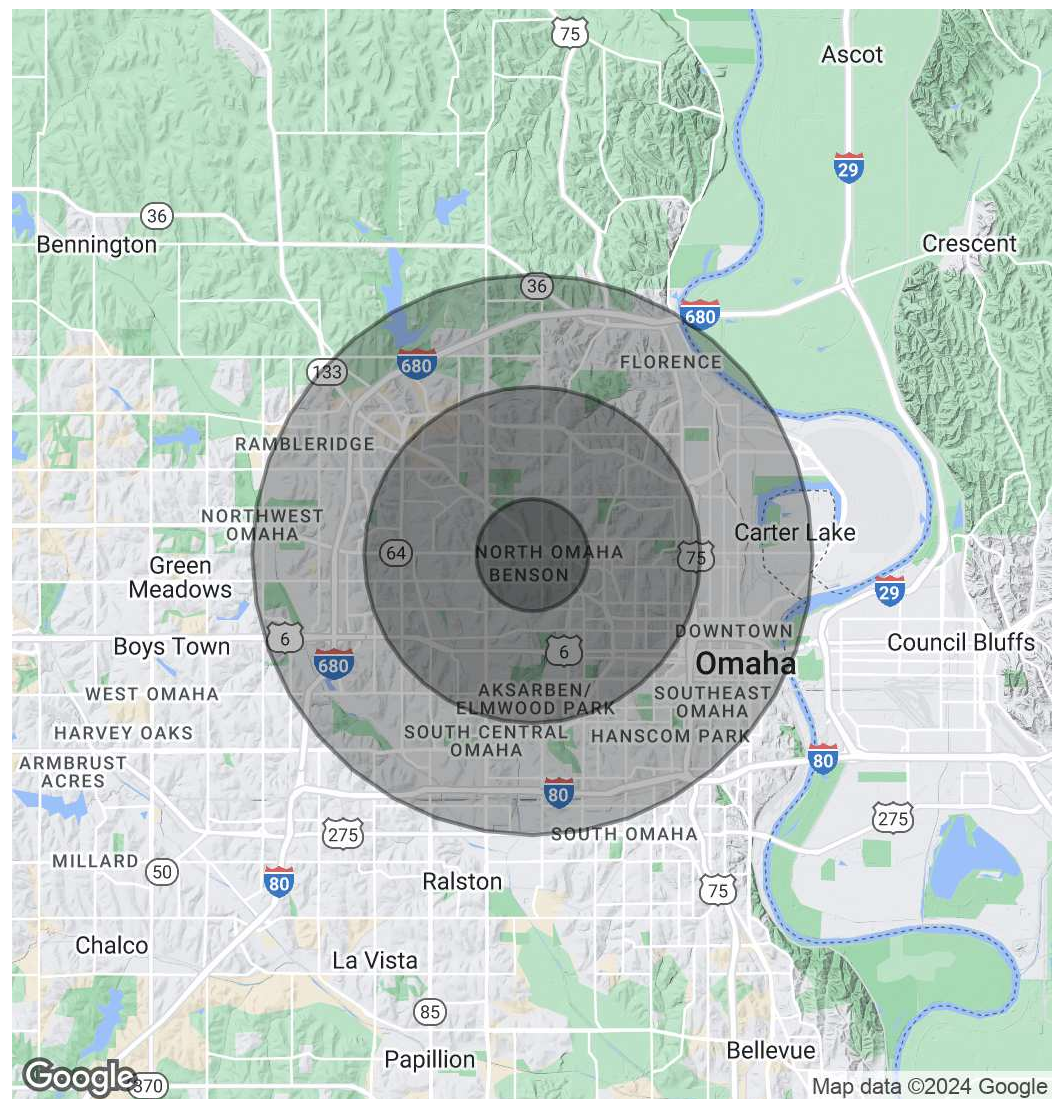
### RESTAURANT/EVENT SPACE FOR LEASE

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	19,451	128,083	272,221
Average Age	37.3	34.8	34.6
Average Age (Male)	35.9	33.4	33.5
Average Age (Female)	37.8	36.8	36.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	8,774	57,799	122,097
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$70,959	\$63,849	\$66,201
Average House Value	\$138,601	\$145,279	\$145,538

#### TRAFFIC COUNTS

14,474 vehicles per day	61st & Maple
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