Executive Summary



Details

Lease Rate:	$8 - 10 SF/yr (NNN)
Available SF:	1,000 - 2,200 SF
Lot Size:	0.29 Acres
Building Size:	6,861 SF
Renovated:	2021

Highlights

- 3,200 SF +/- Available
- Retail Space
- $8.00-$10.00 SF/yr (NNN)
- Located near Farmers Market
- New Store Front, New Roof and New Walkways

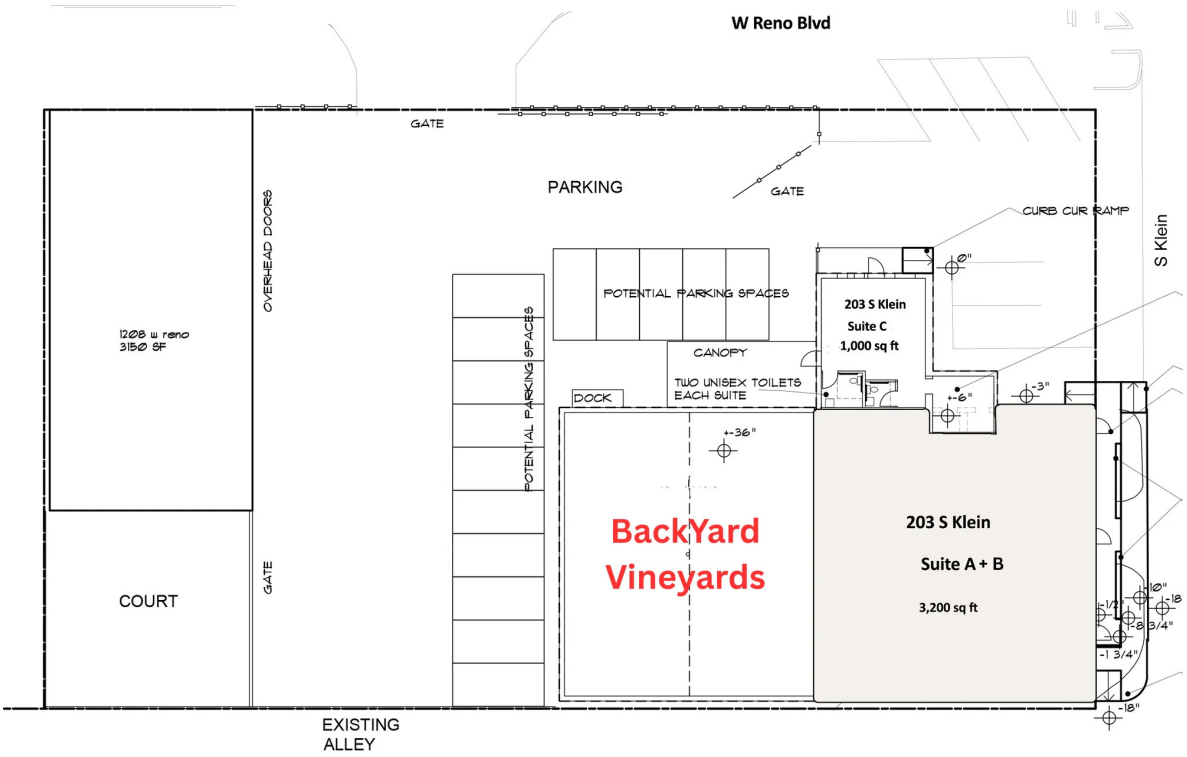
Overview

3,200 SF street retail or shell restaurant space in a developing district. Located north of the Public Farmers Market district on Reno Avenue and Klein the original Sutton Supply building offers original industrial features that can be incorporated as part of a new restaurant or bar concept. Landlord is renovated the property, installing a new store front, new sidewalks, and tenant improvement allowance is available for a qualified candidate. Neighboring tenants include The Public Farmers Market, Bad Axe Throwing, and Power House Bar and Urban Agrarian.

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Lease Spaces



Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,000 - 2,200 SF	Lease Rate:	$8 - $10 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate	Description
203 S Klein - Unit A	Available	1,000 SF	NNN	$8.00 - $10.00 SF/yr	-
203 S Klein - Unit B	-	1,373 SF	NNN	$16.00 - $18.00 SF/yr	-
203 S Klein - Unit B	Available	2,200 SF	NNN	$8.00 - $10.00 SF/yr	-
203 S Klein - Unit C	Available	1,000 SF	NNN	$8.00 - $10.00 SF/yr	-

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Additional Photos







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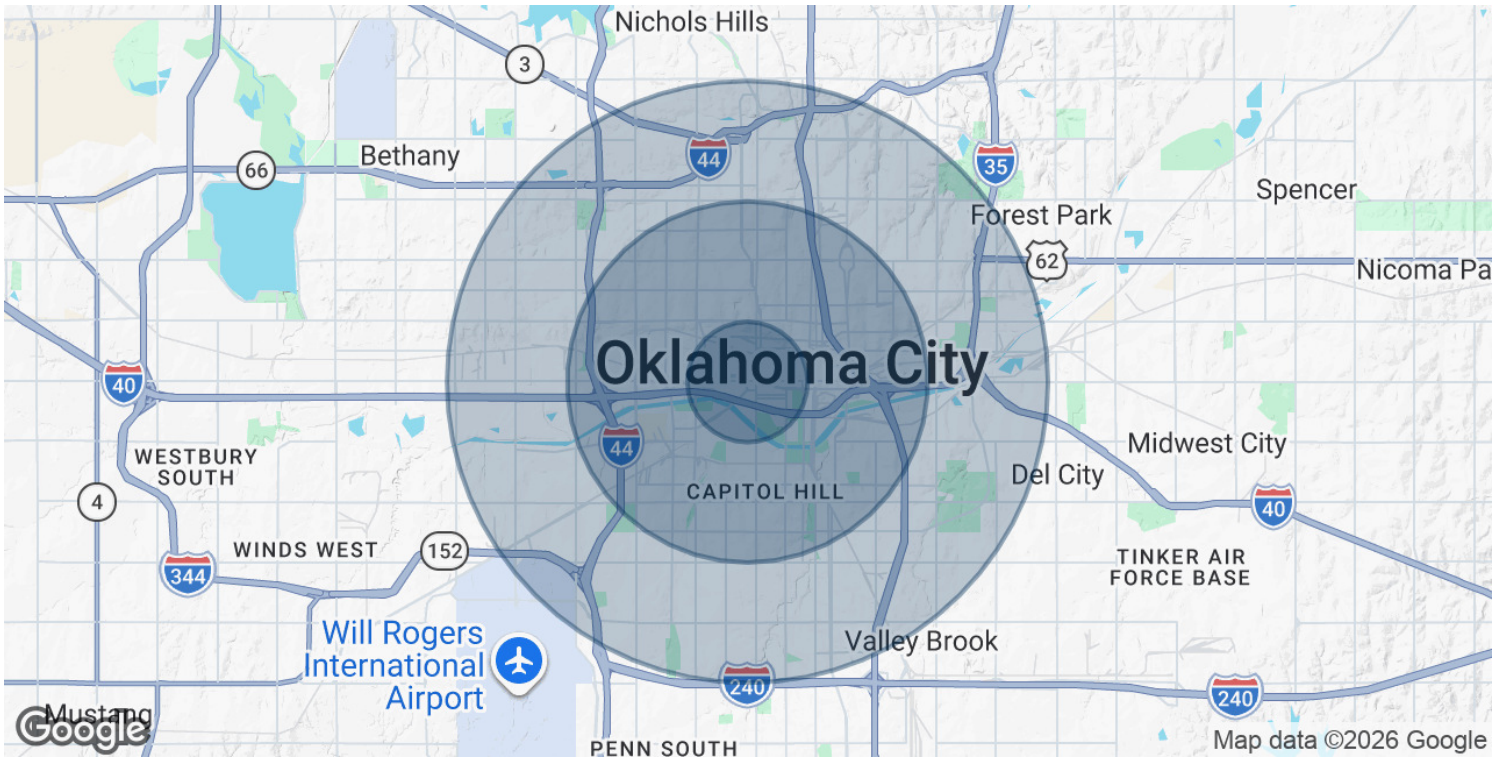
Location Map



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Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	6,600	86,903	229,559
Average Age	34.8	31.1	32.8
Average Age (Male)	35.3	31.2	32.4
Average Age (Female)	34.7	31.1	33.4

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	1,787	32,263	89,750
# of Persons per HH	3.7	2.7	2.6
Average HH Income	$31,792	$40,578	$41,786
Average House Value	$60,028	$139,081	$116,055

2020 American Community Survey (ACS) *10232026*

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