Executive Summary



Details

Lease Rate:	$12 - 14 SF/yr (NNN)
Number of Units:	4
Available SF:	1,295 SF
Building Size:	5,634 SF

Highlights

- Retail property designed for flexible commercial use
- Adaptable layout supports multiple tenant configurations
- Ideal for owner-user
- Efficient floor plan for merchandising and operations
- Strong potential for retail branding and visibility
- Suitable for a variety of retail concepts
- Straightforward space planning for tenant improvements
- Practical asset for long-term value creation

Retail Space For Lease

This retail property at 443 Southwest 89th Street offers a flexible opportunity for investors seeking a well-positioned commercial asset. Designed for retail use, the building provides a clean and adaptable layout that can support a variety of tenant concepts and merchandising strategies. Its straightforward configuration allows for efficient space planning, making it ideal for owner-users or income-focused investors. With strong curb appeal and practical functionality, this asset presents a compelling foundation for long-term retail performance and value creation.

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Additional Photos









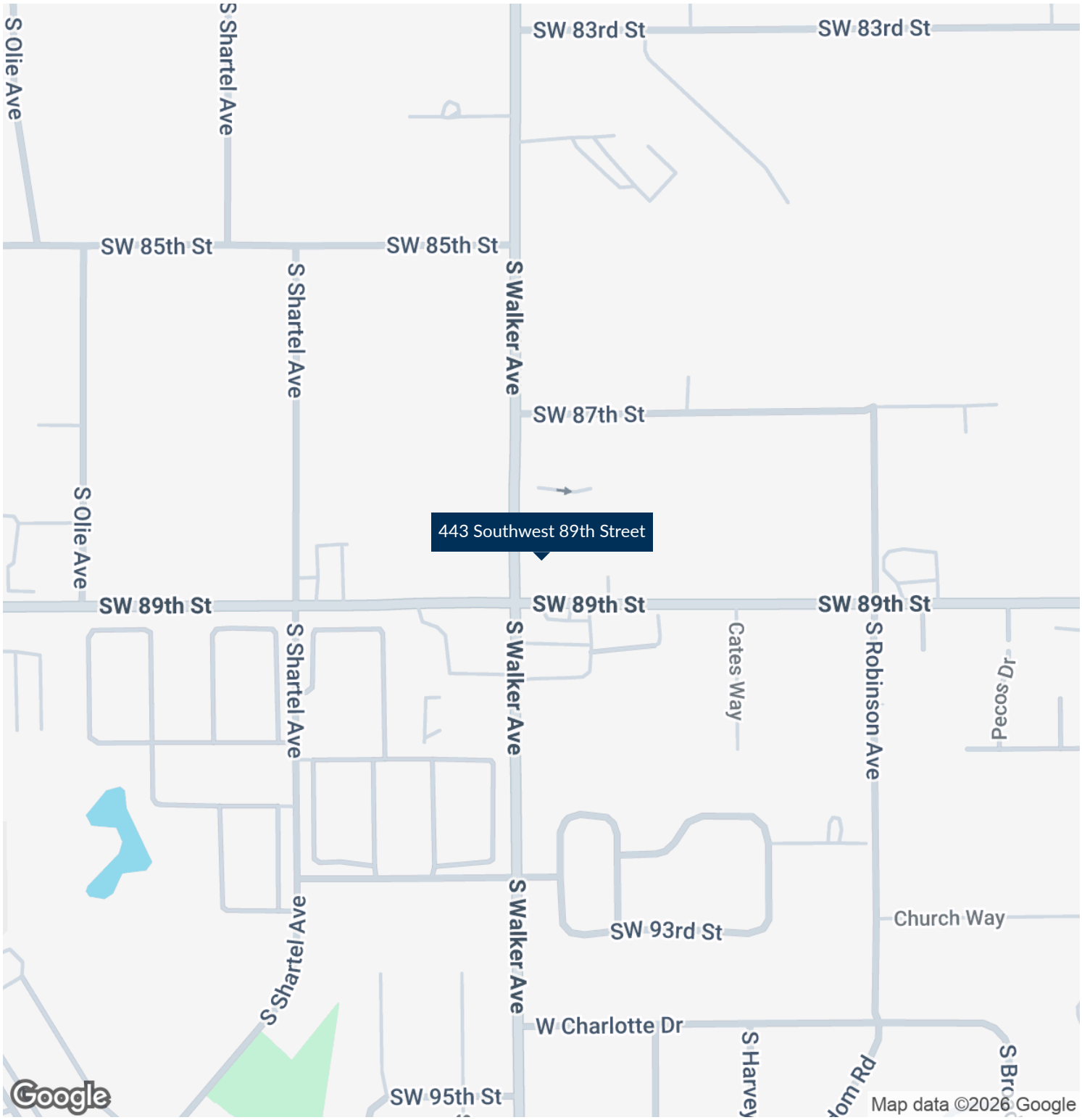




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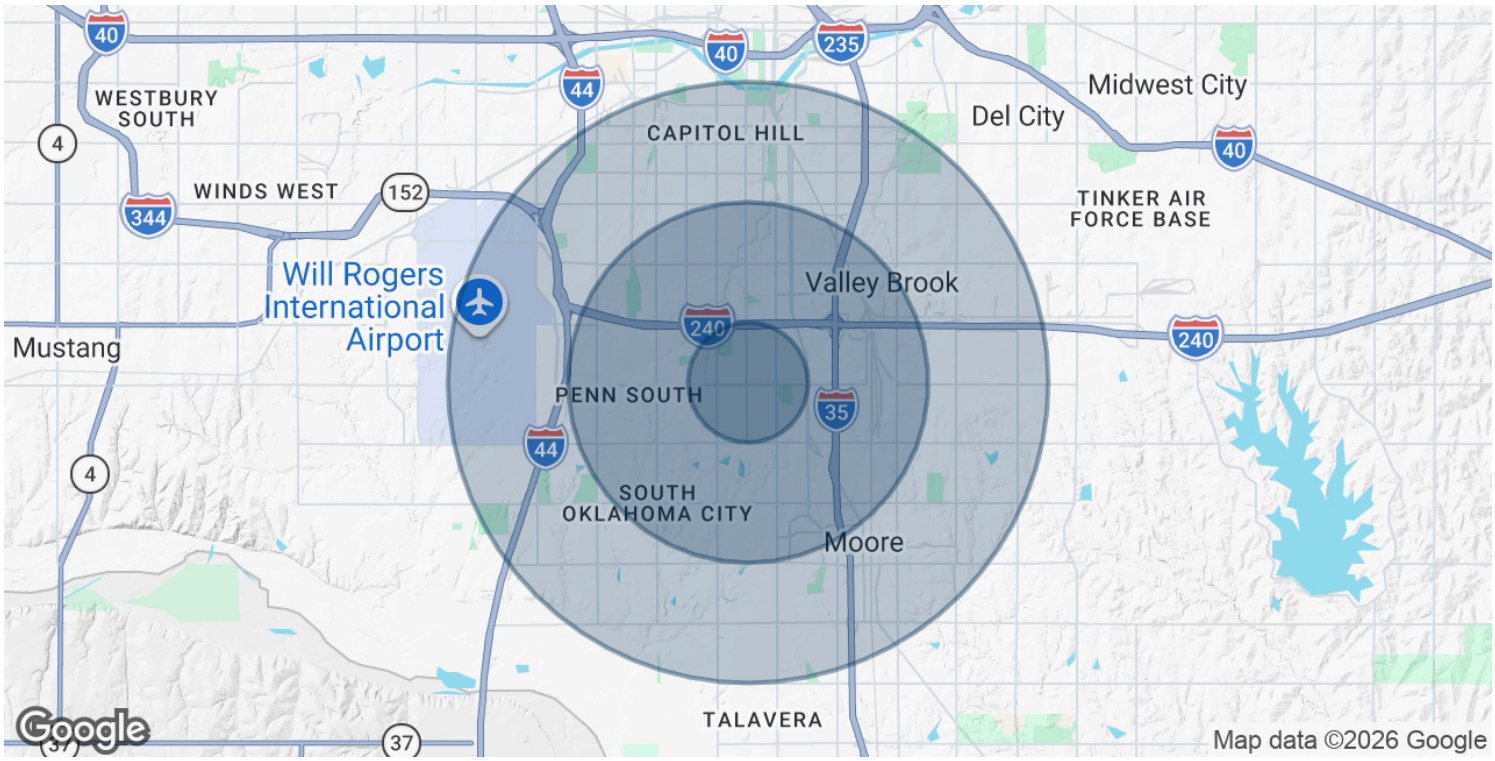
Location Map



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Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	10,105	105,009	223,280
Average Age	36.6	36.3	34.6
Average Age (Male)	32.8	33.9	33.4
Average Age (Female)	38.7	37.6	35.5

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	4,651	41,864	84,511
# of Persons per HH	2.2	2.5	2.6
Average HH Income	$63,857	$72,171	$75,239
Average House Value	$215,388	$179,619	$174,763

2023 American Community Survey (ACS) *10232026*

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