Executive Summary



Details

Lease Rate:	$18 SF/yr (NNN)
Available SF:	1,080 - 2,970 SF
Building Size:	14,431 SF

Highlights

- Building signage available
- Located 2 blocks east of Western Avenue
- Neighbors Bishop McGuinness High School
- Nearby restaurants and shopping
- Spacious parking lot
- Easily accessible from the Broadway Extension

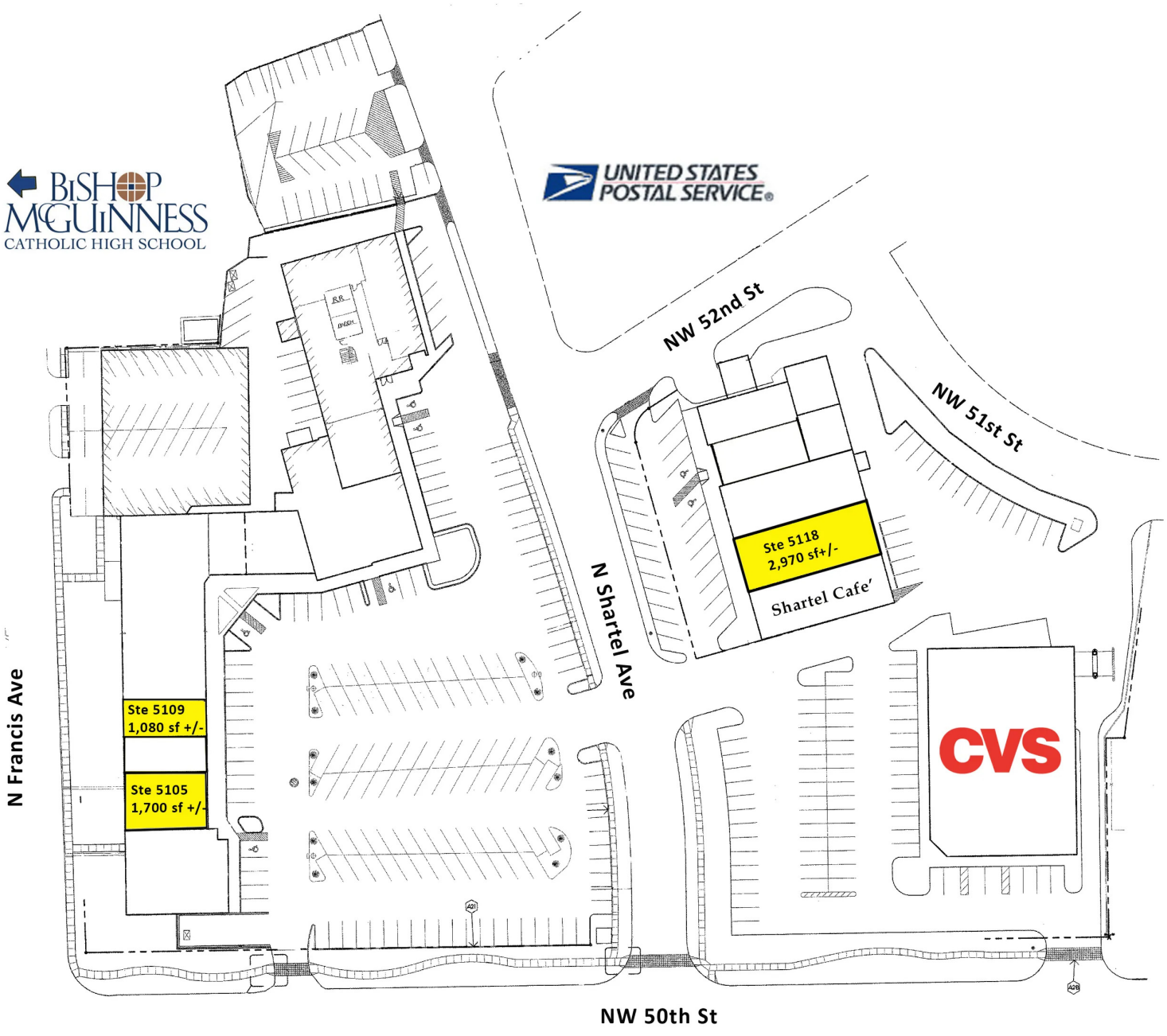
Overview

The Shartel Plaza property is a unique combination of office and retail space. The building enjoys an excellent location just east of Bishop McGuinness High School on NW 50th Street, only a few blocks south of I-44 and North Western Avenue. The property provides ample free parking, on-site management, Cox Cable connectivity, is within walking distance of the Shartel Cafe and Hideaway Pizza as well as numerous other restaurants.

SPACES	LEASE RATE	SPACE SIZE
Suite 5105	$18.00 psf/yr	1,700 SF
Suite 5109	$18.00 psf/yr	1,080 SF
Suite 5118	$18.00 psf/yr	2,970 SF

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Site Plan



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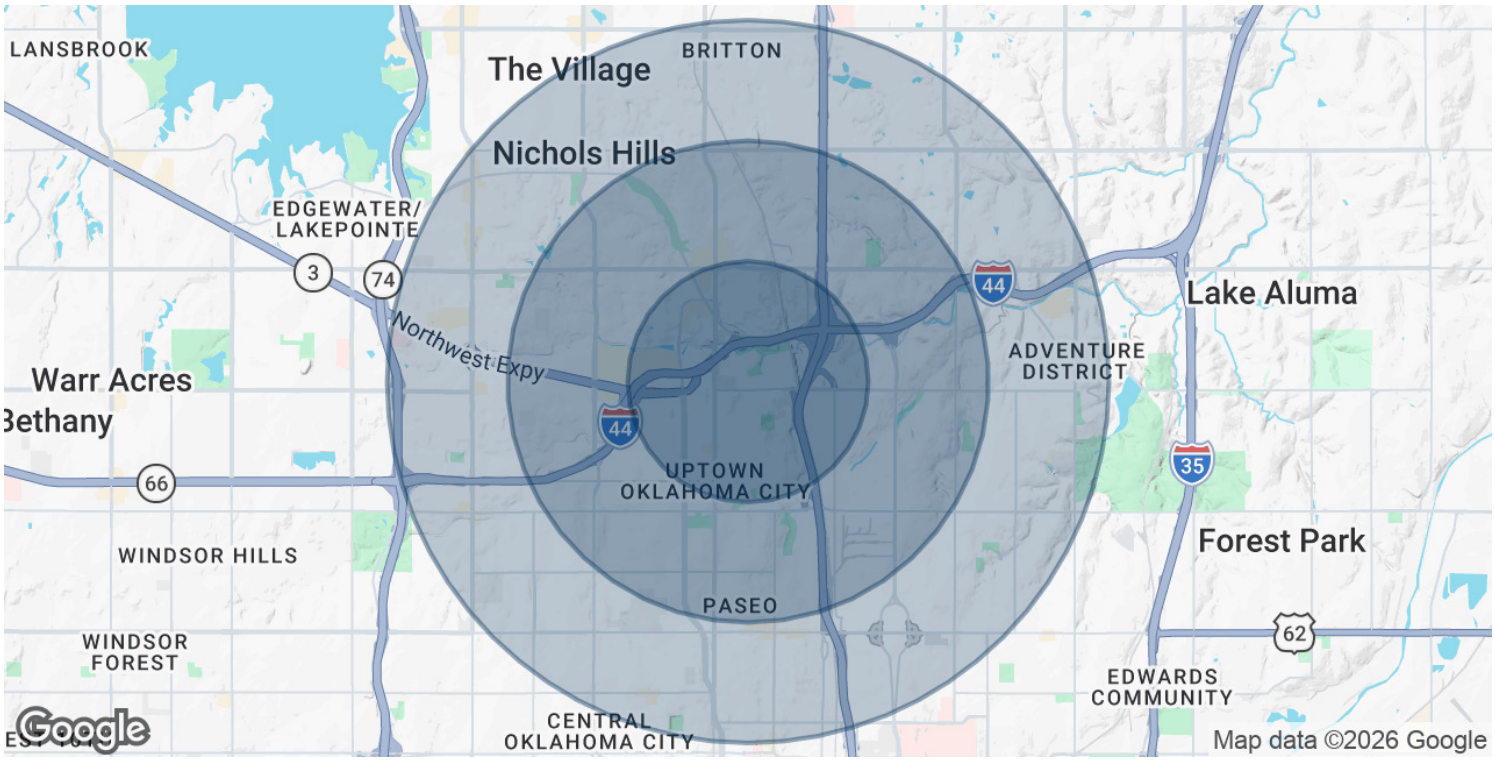
Additional Photos





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Demographics Map & Report



Population	1 Mile	2 Miles	3 Miles
Total Population	7,711	30,359	79,092
Average Age	35.6	37.4	36.3
Average Age (Male)	35.4	37.8	36.5
Average Age (Female)	34.0	36.7	36.2

Households & Income	1 Mile	2 Miles	3 Miles
Total Households	4,122	16,326	40,827
# of Persons per HH	1.9	1.9	1.9
Average HH Income	$86,962	$81,623	$74,989
Average House Value	$282,237	$261,223	$221,481

2020 American Community Survey (ACS) *11032026*

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