Executive Summary



Details

Lease Rate:	$9.50 SF/yr (NNN)
Available SF:	11,852 SF
Lot Size:	14.9 Acres
Building Size:	162,133 SF

Highlights

- Service Oriented Co Tenants
- Great Visibility
- Flexible Space Sizes
- Ample Parking

Overview

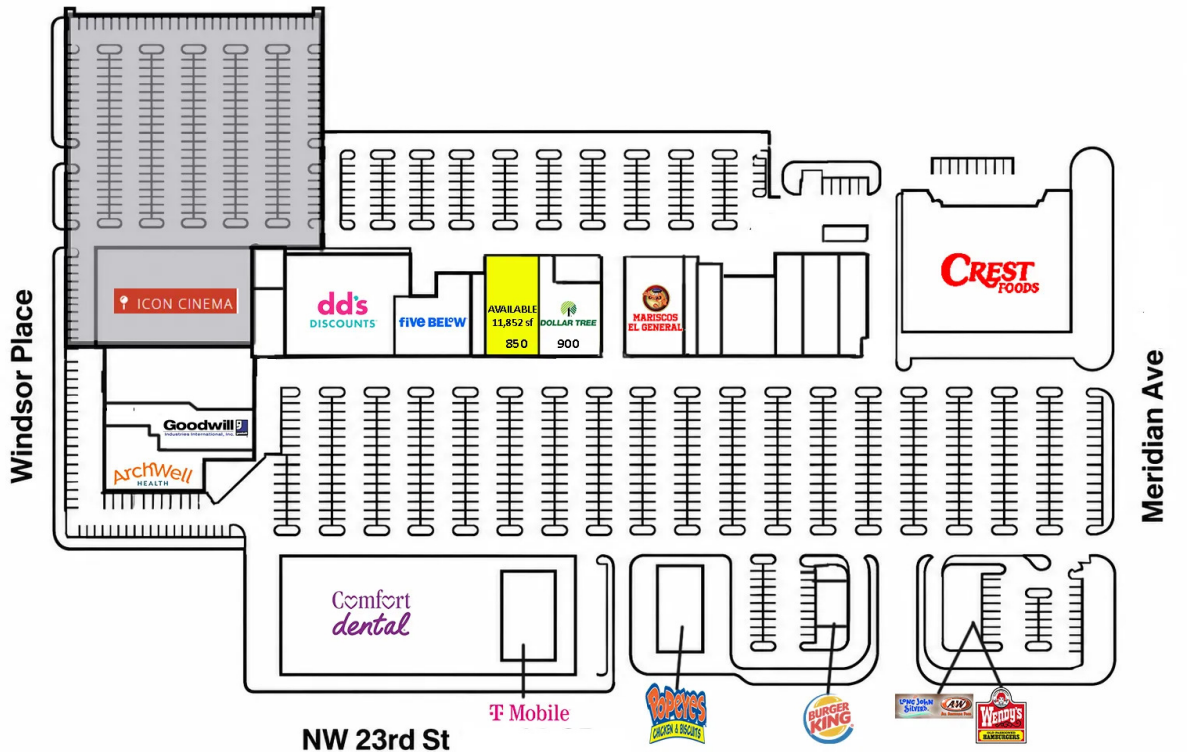
Built in 1974, this locally owned center has predominant visibility from 23rd St. Windsor Hills has easy access for patrons and ample amounts of parking. Co tenants include Crest Supermarket, DD's Discount, Dollar Tree, Goodwill, T Mobile, and Beauty World.

Space Number	Space Size	Lease Rate
Suite 850	11,852 SF	$9.50 PSF/NNN

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Site Plan | Lease Spaces



Lease Information

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	11,852 SF	Lease Rate:	$9.50 SF/yr

Available Spaces

Suite	Tenant	Size (SF)	Lease Type	Lease Rate
4605 NW 23rd St	Available	11,852 SF	NNN	$9.50 SF/yr

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Additional Photos





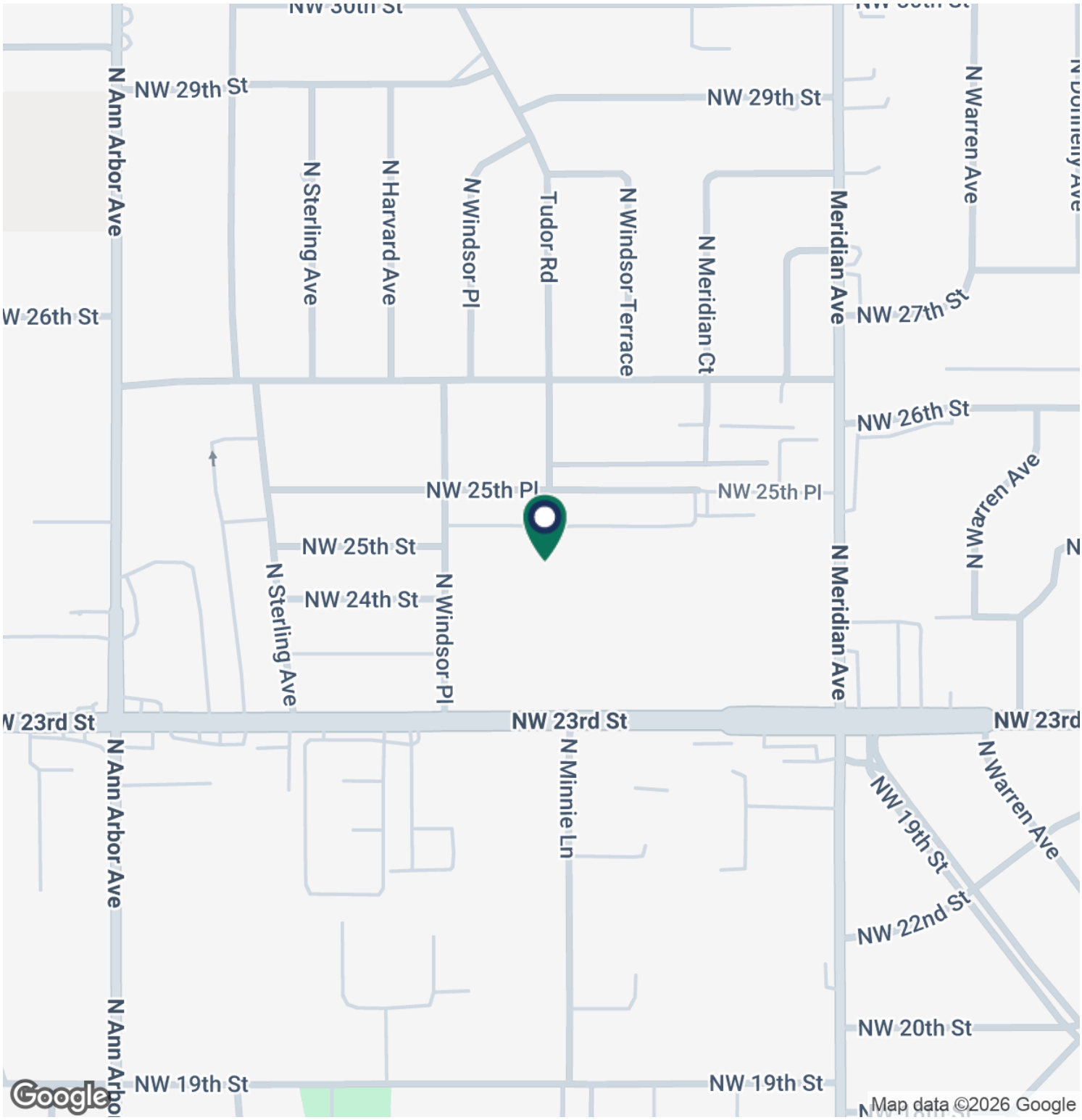




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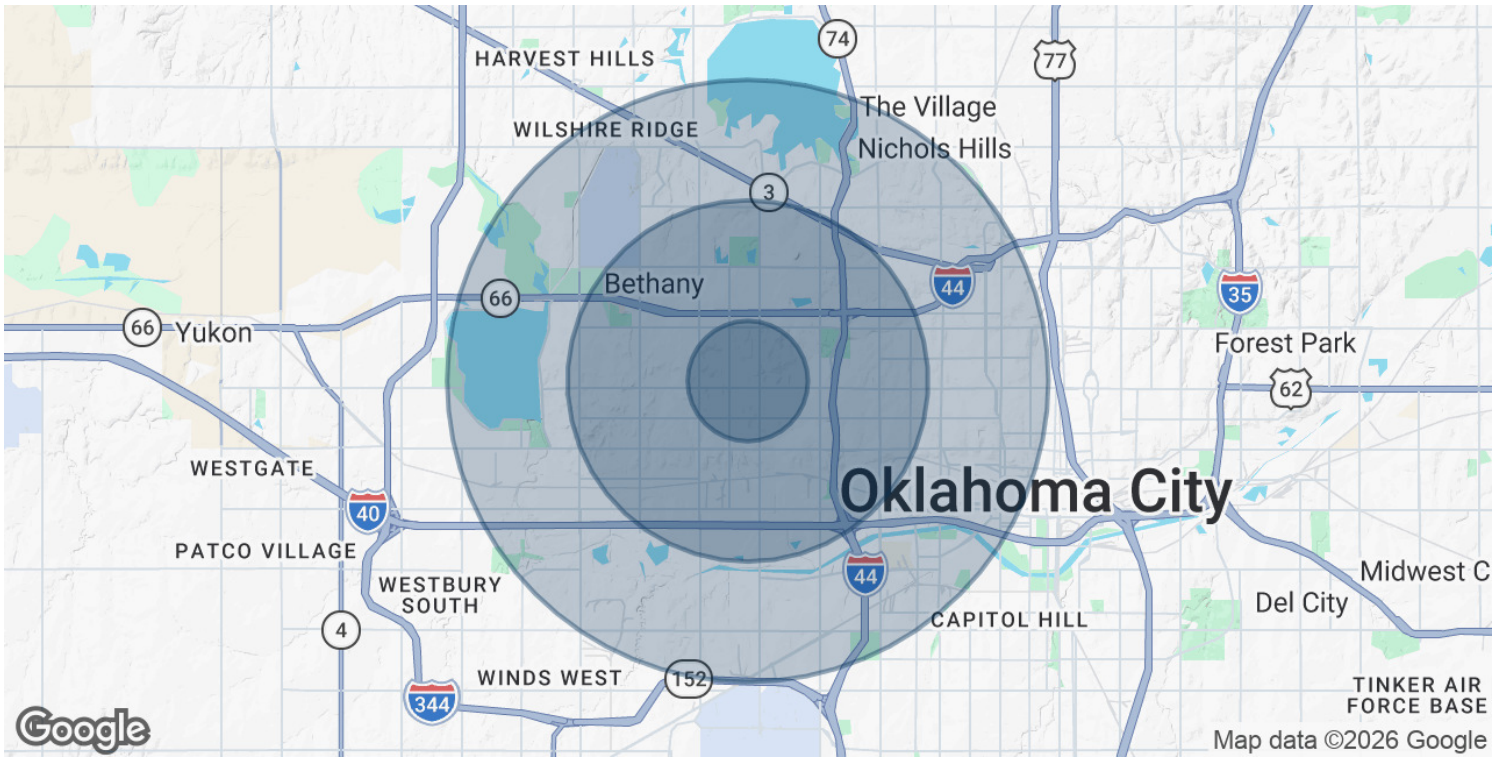
Location Map



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Demographics Map & Report



Population	1 Mile	3 Miles	5 Miles
Total Population	17,298	95,189	197,521
Average Age	31.2	34.1	34.5
Average Age (Male)	31.4	33.2	33.8
Average Age (Female)	32.3	34.7	35.2

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	6,857	43,274	90,297
# of Persons per HH	2.5	2.2	2.2
Average HH Income	$50,544	$49,885	$59,934
Average House Value	$119,458	$115,230	$146,157

2020 American Community Survey (ACS)

11092026

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