

**PROPERTY OVERVIEW**

Subject property underwent major renovation, which was completed in 2017. The property now features all new façade and windows. Layout is open and accessible for retail visibility and the property offers plenty of on-site parking. Listing agent has financial interest in property. NNN estimate = \$3.00 / SF

Suite 1 (South Bldg) – 1,740 SF – \$12.00 / SF NNN

Suite 4 (North Bldg) – 1,965 SF – \$12.00 / SF NNN

DETAILS

BUILDING SIZE:	13,430 SF
AVAILABLE SPACE:	3,705 SF
ZONING:	C-1 (Southern View)
PRICE:	\$12.00 / SF NNN

Area Description: Subject property is located in a prime location on S. Sixth St, just North of recent Walmart development. Property is located between I-55 and Stevenson Dr., on the East side of the street. Location is surrounded by well-known retail brands, such as: Arby's, McDonald's, KFC, Starbucks, Jimmy John's, and AT&T.

Traffic Counts:
I-55 / S. 6th Street - 28,700 VPD

Blake Pryor



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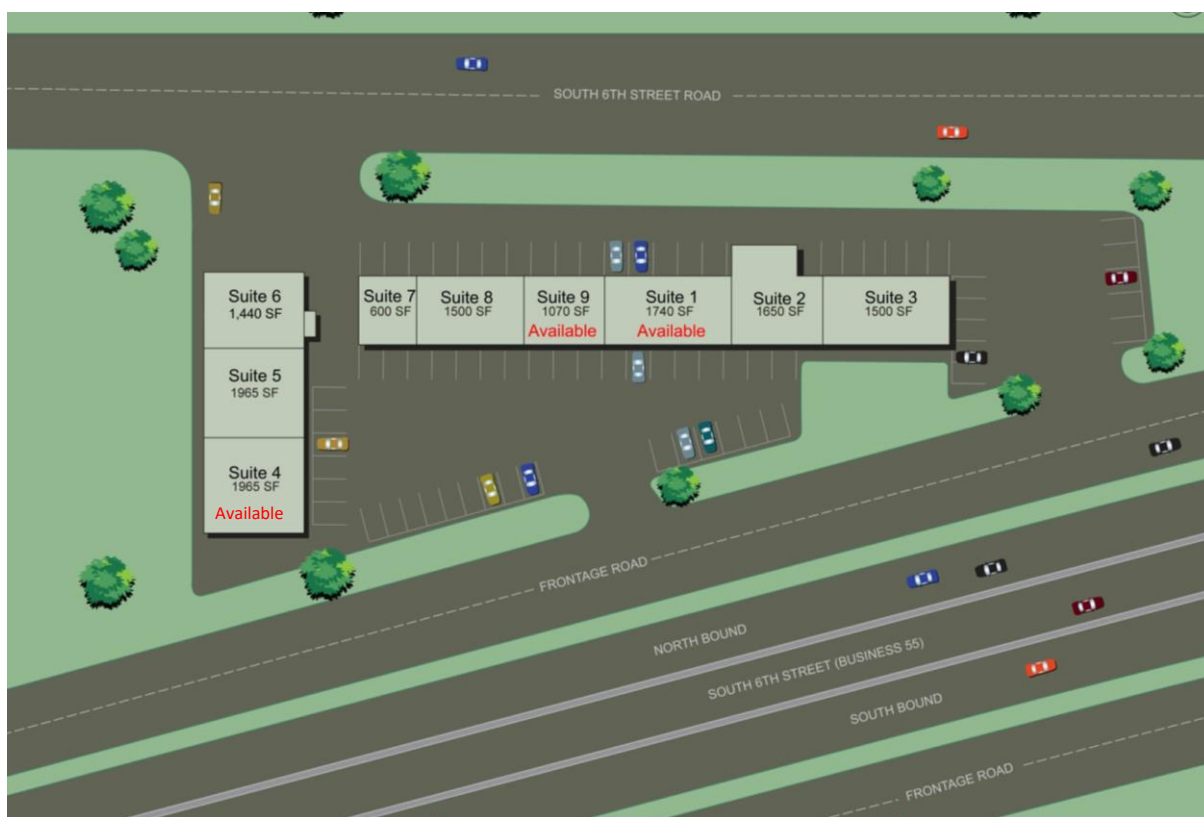
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FOR LEASE

\$12.00 / SF NNN



DEVONSHIRE REALTY



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