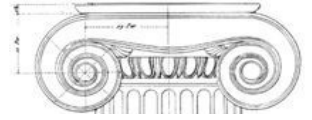


THE LORD COMPANIES L.L.C.

Brokerage • Development • Investment • Consulting



- 115 - 125 S. Western Avenue -
- Retail / Office / Restaurant Space for Lease -



Property is located at 115-125 S. Western Avenue, across from a beautiful new townhome development. Situated on high-traffic Western Avenue, the property represents a high visibility opportunity and features 12 luxury condominiums, glass frontage on Western Avenue, and approximately 9,000 square feet of retail space; 6 storefronts, approximately 1,500 square feet each. Units can be combined on a per case basis. Plans for a grocery store and/or strip center directly north of the property are under way.

PROPERTY FEATURES:

- Glass frontage to Western Avenue
- Great tenant visibility
- High volume street and pedestrian traffic
- Delivered as “vanilla box” with stubbed out utilities
- Bathrooms can be made available in each unit

LEASE RATE: \$24 / sq. ft, NNN

TAXES & CAM: N/A

AVAILABILITY: Immediate

For Additional Information Please Contact:

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