## RETAIL STRIP CENTER





### **FEATURES**

- Fully-leased, multi-tenant retail building
- · Southeast corner of North Cliff Avenue and Benson Road
- Building size: 26,069 sq. ft. (25,754 rentable sq. ft.)
- Lot size: 113,282 sq. ft. (2.6 acres)
- Year built: 2007
- · Zoning: C3
- Building and monument signage
- 124 paved, on-site parking spaces
- Tenants include: Jimmy John's, Lincare, High End Glass, Happy Jacks Casino, Fortune Chinese Restaurant, Tarquin Argentinian Restaurant, Eagle Construction, and Talon Development, Hacienda Jalisco
- High traffic location: 10,800 vpd on Cliff Avenue and 11,200 vpd on Benson Road
- Easy access to I-229 & I-90
- Neighbors include: Sturdevant's Auto Parts, Kings Mart, Mac's Hardware, Boyer Ford

#### **FOR SALE**

\$3,600,000

Cap Rate: 7.5%

Average Rent/ SF: \$12.11

NNN Expenses/ SF: \$5.65



#### **FLOORPLAN** Drive-thru Hacienda Jalisco 1,872 sq. ft. EAGLE TALOR CONSTRUCTION DEVELOPMEN Suite 1305 4,903 sq. ft. Fortune LINCARE A Linde company. Tarquin Chinese Argentinian Restaurant

**Suite 1211** 

3,210 sq. ft.

Suite 1215

2,500 sq. ft.

**Suite 1301** 

4,494 sq. ft.



Suite 1203

5,016 sq. ft.

**Suite 1209** 

1,887 sq. ft.

**Suite 1201** 

1,872 sq. ft.

# LAND E Benson Rd E Benson Rd





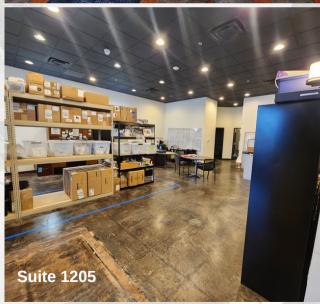


## PHOTOS













## PHOTOS







