

**STRONG COTENANCY & ANCHORS**



**Available: 2,236 - 4,515 SF**

**Rate: \$8.00/SF NNN**

**Property Highlights**

<b>Space Status</b>	Warm Shell - Ready For Build-Out
<b>T.I. Allowance</b>	Negotiable, Contact Agent
<b>Amenities</b>	Fire Suppression / Sprinklers Installed, High Visibility, Building & Potential Monument Signage Space, Excellent Location Just Off Highway 24 in Downtown Rupert
<b>Zoning</b>	Commercial
<b>Parking</b>	Ample / Shared / Open
<b>Traffic Count</b>	4,700 CPD - Scott Avenue & F St.
<b>LockBox</b>	Yes, Contact Agent For Code

**Listing Features**

- Available Space is Currently in Warm Shell Condition, Negotiable Tenant Improvement Allowance Available to Divide Space into Two Suites, Add Additional Exterior Windows & Other Custom Build-Out Options, Contact Agents for more Details
- Strong Anchor & Co-Tenants Including Kings, Family Dollar & Computer Technology Inc.
- Great Location with Good Traffic Counts & Demographics
- Surrounded by Local & National Retailers, Restaurants, Financial Institutions, and Other Services
- Directly West of Pizza Hut, Maverik Country Store, Stinker Store & Ridley's Food & Drug
- On-Site LockBox, Contact Agents for Code for a Walk Through Today!!!

**MARK HAROLDSSEN**

**Julie Kissler**  
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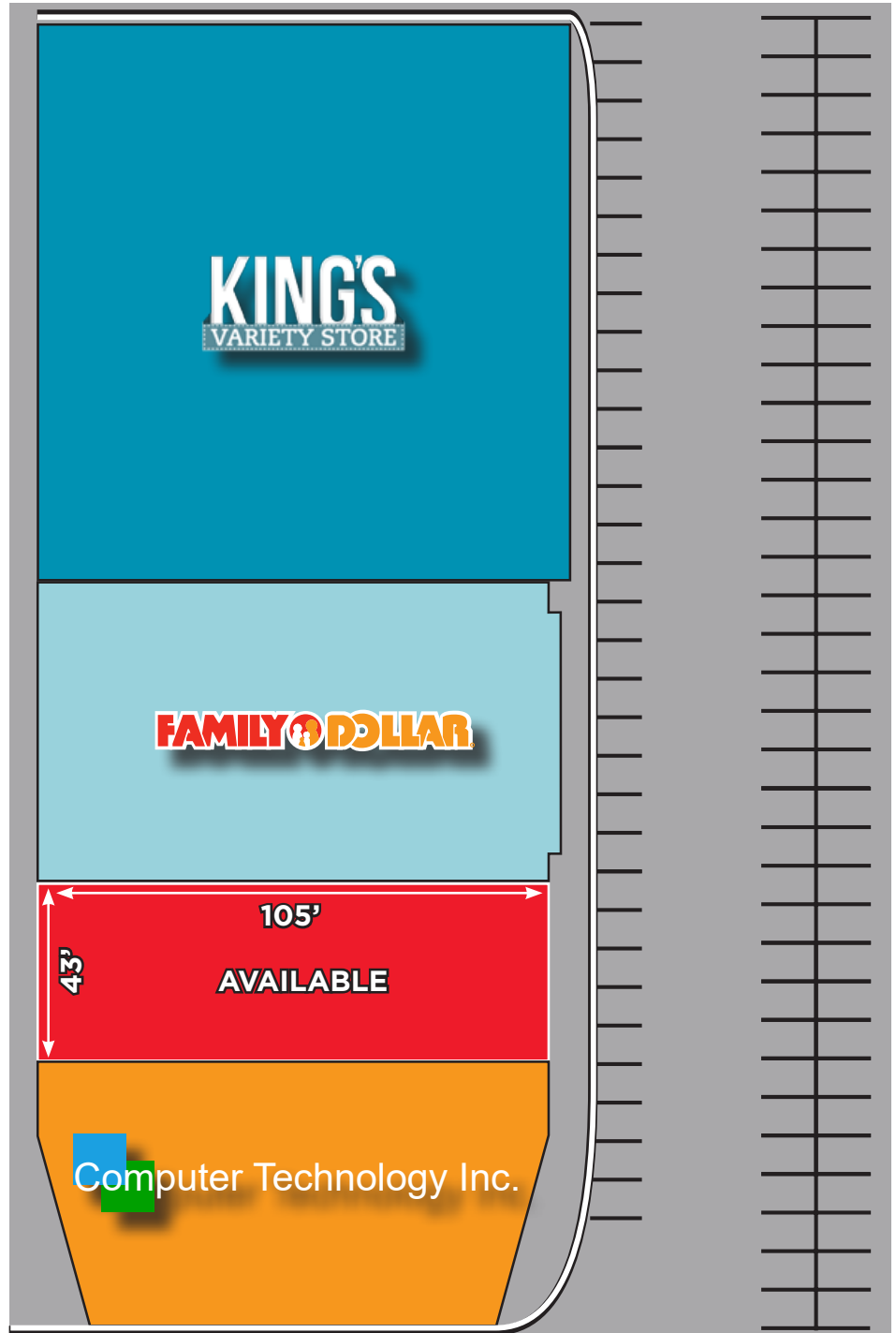
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Available - 2,236 - 4,515 Square Feet - \$8.00/SF NNN



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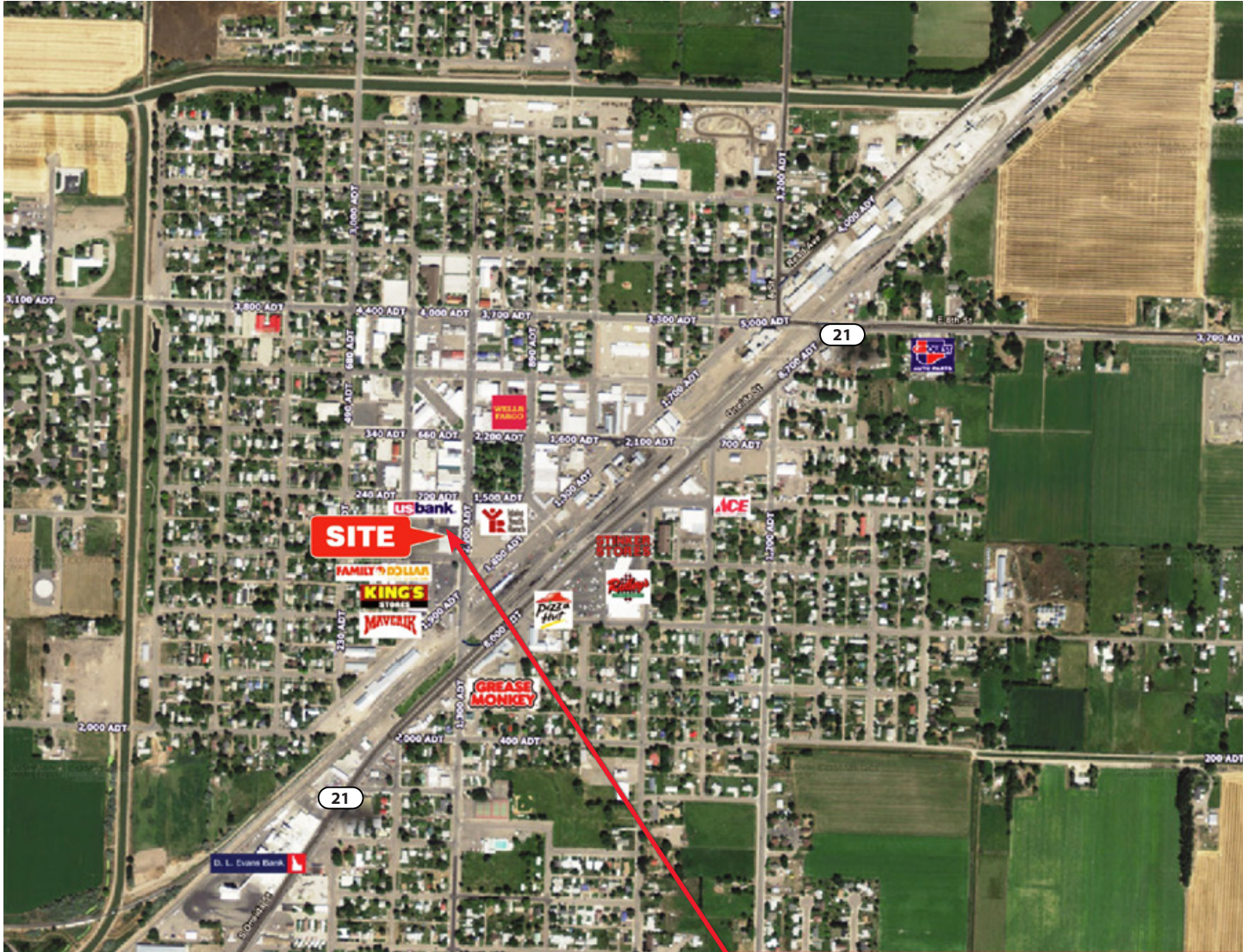
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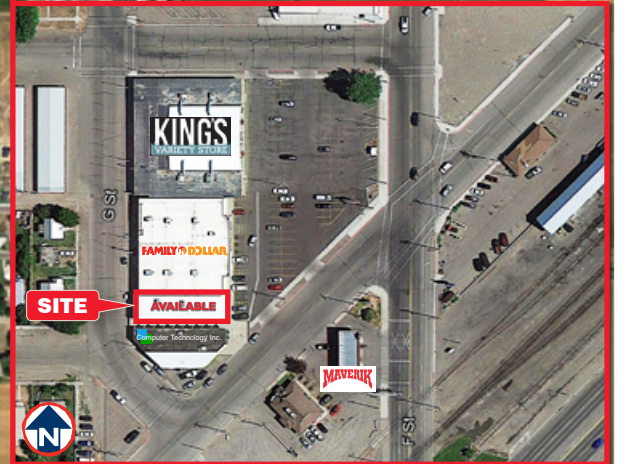
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## Location Aerial / Demographics



DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
POPULATION			
2015 Estimated Population	5,006	7,810	10,762
2020 Projected Population	5,045	7,884	10,985
HOUSEHOLDS			
2015 Estimated Households	1,867	2,885	3,940
2020 Projected Households	1,889	2,926	4,037
2015 Est. Average HH Income	\$45,669	\$47,649	\$49,187
2020 Est. Average HH Income	\$52,504	\$54,633	\$56,292
BUSINESSES / EMPLOYEES			
Total Businesses	336	479	610
Total Employees	2,831	3,924	5,157

SOURCE: U.S. BUREAU OF THE CENSUS, 2010 CENSUS OF POPULATION AND HOUSING. ESRI FORECASTS FOR 2014 AND 2019. ESRI CONVERTED CENSUS 2000 DATA INTO 2010 GEOGRAPHY



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