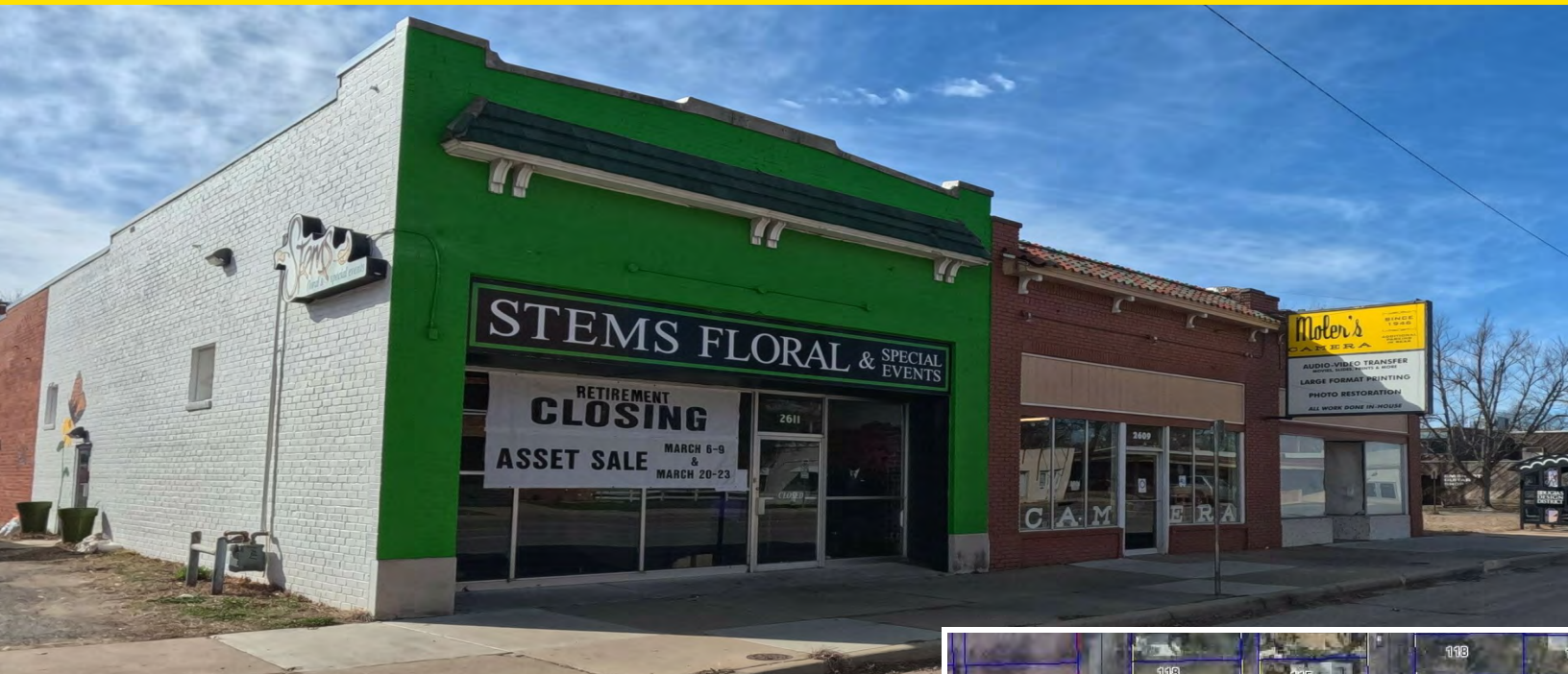


RETAIL BUILDING FOR LEASE



OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (Gross)
Building Size:	3,125 SF
Lot Size:	6,550 SF

PROPERTY DETAILS

- Lease Rate: \$10 PSF Gross or \$2,600/month
- Open retail space with high "tin type" ceiling with 1,000 SF of additional mezzanine retail and storage space
- A few blocks west of Hillside in the popular Douglas Design District, next to the vintage Moler's Camera Shop.
- Area Neighbors: E.M. Shorts Guitar, Dillons, Eighth Day Books, H&R Block, Kwik Shop, Rio Frio Ristorante, Westlake Ace Hardware, Crown Uptown, and many more!



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SPECTRUM
PAINT

H&B
BLOCK

EXPRESS

eighth day
BOOKS

Pelloni's

ACE
Westlake
Hardware

DOUGLAS AVE

E.M. SHORTS
GUITAR SHOP

SAVORY
BUTTER

KwikShop

REY
DISCOUNT
LIQUOR

CROWN
UPTOWN

LYTTON'S

SITE

GROVE ST

HILLSIDE ST