

RETAIL SPACE FOR LEASE

Carriage Park Center



For more

information

or to

schedule

a showing

please contact

Tony or Calvin.

ADDRESS

Near Central & Edgemoor (NE Corner)

TRAFFIC COUNT**

19,918 per day

VACANT SPACE / 555 BUILDING

<u>Suite</u>	<u>Sq. Ft.</u>	
103	3,276	-- former dental office

DEMOGRAPHICS** 1 mile 3 miles 5 miles

2011 Population	12,079	97,462	203,668
2011 Ave. HH Income	\$70,169	\$54,850	\$55,946

VACANT SPACE / 625 BUILDING

<u>Suite</u>	<u>Sq. Ft.</u>	
105	4,104	-- office floor plan
140	8,126*	-- office floor plan
170	2,100*	-- office floor plan
190	4,900	-- ground floor entry, 2nd floor offices

* combine for 10,226 sq. ft.

LEASE RATE

Base Rent: \$8.00 psf

Taxes, Insurance & CAM \$3.75 psf (est.)

COMMENTS

- Remodel costs are negotiable
- Ideal for retail, office, medical, insurance, service
- Businesses include: Kelcy's Dance Studio, Thai Tradition Restaurant, Via Christi Therapy, The Hand Center, Parker School Uniforms, Attitudes Dancewear, El Rodeo Mexican Restaurant, Midwest Blends, etc.
- Abundant front door parking
- **LED sign on Central Avenue**

VACANT SPACE / 650 BUILDING

<u>Suite</u>	<u>Sq. Ft.</u>	
80	4,877	-- formerly Firstcare
90	1,910	-- former beauty salon
100	4,200	-- former surgery center
113	2,100	-- formerly Redeemed Church
130	6,158	-- formerly Sake Steak House
145	1,959	-- office space

Updated 2/18

**STDBonline



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