

# 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>	
170	2,100	-- office floor plan
190	4,900	-- ground floor entry, 2nd floor offices

### **LEASE RATE**

Base Rent: \$8.00 psf  
Taxes, Insurance & CAM \$3.75 psf (est.)

### **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
115	1,050	-- office floor plan
130	6,158*	-- formerly Sake Steak House
145	1,959	-- office space
160	9,875*	-- showroom / whse / OHD

\* combine for 16,033 sq. ft.

### **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**

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\*\*STDBonline



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