

RETAIL SPACE FOR LEASE Oxford Square Shopping Center



ADDRESS:

6100 - 6160 E. 21st St. N.
(21st & Woodlawn)

LEASE RATE:

Base Rent: ~~\$14.00~~ psf **\$10.00 psf NNN**
(\$7.00 psf gross rate for Suite 6100-260)

TRAFFIC COUNT:

21,553 per day

DEMOGRAPHICS:

	<u>1 mile</u>	<u>3 miles</u>	<u>5 miles</u>
Population (2004)	10,945	71,951	156,134
Average HH Income	\$57,680	\$64,525	\$54,536

RENT:

6100 BUILDING

Suite	Sq. Ft.	Comments
180	2,100	Formerly Golden Dragon Restaurant
260	3,224	Office / Warehouse

COMMENTS:

- Remodel allowance
- Street signage available on 21st Street

6160 BUILDING

Suite	Sq. Ft.	Comments
100/140	2,875	Former cleaners (Divisible)
150	1,500	Formerly X-Treme Tanning
160	1,000	Formerly State Farm Ins.
	5,375	(Combined Suites 100/140, 150 & 160)

CONTACT:

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