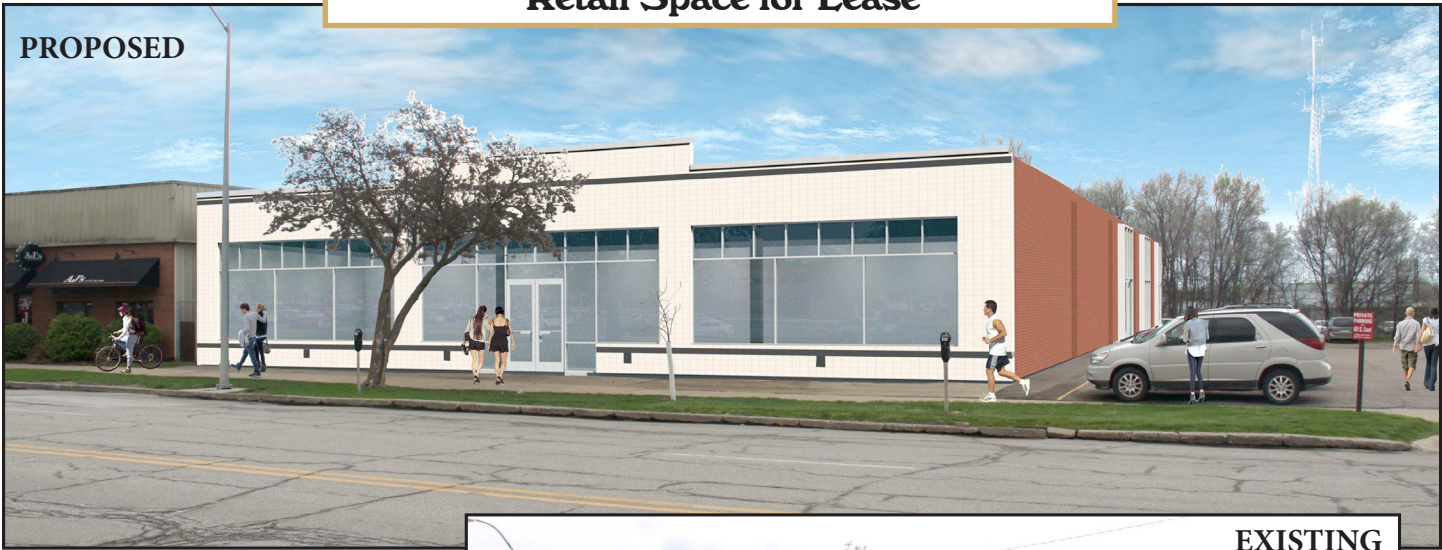


**Retail Space for Lease**



**PROPOSED**



**EXISTING**

- 6,638 SF space available
- Lease rate: \$18.00 psf
- CAMIT: \$10.00 psf
- TI Allowance: Negotiable
- Free parking
- Close proximity to I-235
- In the heart of the East Village
- Traffic count on Court Ave = 4,510 VPD

ESRI 2018	3 mile	5 mile
Population	106,356	221,671
Avg. HH Income	\$60,615	\$66,599

**TIM RYPMA tim@buyersrealtyinc.com Cell 515-419-1445**

