



**TROPHY / IRREPLACEABLE
LOCATION – OVER 3,500,000
ANNUAL VISITORS**



**NET LEASE –
TURN-KEY INVESTMENT**



**ENVIABLE VISIBILITY +
OUTDOOR SPACE**



**NEIGHBORHOOD
REDEVELOPMENT BOOM –
MIXING OLD WITH NEW**

**OFFERING PRICE
\$4,560,000**

**CAP RATE
4.50%**

**NET OPERATING INCOME
\$205,200**

**GROSS LEASEABLE AREA
±3,420 Sq. Ft.**

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**GREENSTONE
PARTNERS**