

# Church Ranch Retail Space

## Wadsworth Parkway & Church Ranch Boulevard



For more information,  
contact:

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### PROPERTY OVERVIEW:

- ◇ AVAILABLE: 3,286 SF - 6,584 SF
- ◇ LEASE RATE: \$15.00-\$16.00 PSF NNN
- ◇ NNN EXPENSE: Estimated at \$5.00 PSF

### FEATURES:

- ◇ Excellent free standing building with abundant parking
- ◇ Excellent building signage
- ◇ Adjacent to La-Z-Boy Furniture & Ethan Allen Furniture
- ◇ Close proximity to Highway 36
- ◇ Solid demographics
- ◇ Local ownership



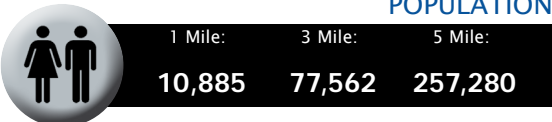
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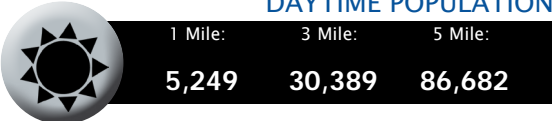


## DEMOGRAPHICS

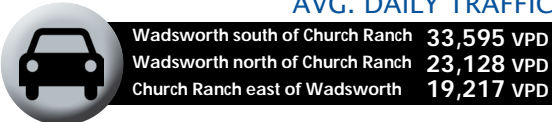
### POPULATION



### DAYTIME POPULATION



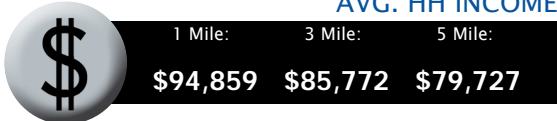
### AVG. DAILY TRAFFIC



### HOUSEHOLDS



### AVG. HH INCOME



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