

NEW RETAIL CENTER FOR LEASE

Reed's Cove Plaza



ADDRESS

13011 E. 21st St. N.
(Near 21st & 127th E.)

DEMOGRAPHICS

	<u>1 mile</u>	<u>3 miles</u>
2010 Population	3,192	20,264
2010 Ave. HH Income	105,174	109,281

AVAILABLE SPACE

<u>Suite</u>	<u>Sq. Ft.</u>
109	1,400*
111	2,800* (formerly Knolla's Pizza -- endcap space with drive-thru window)

* Combine Suites 109 & 111 for 4,200 sq. ft.

LEASE RATE

Base Rent: \$15.25 psf
Taxes, Insurance & CAM \$5.65 psf (est.)

COMMENTS

- Vanilla box finish
- Ideal for retail, office, medical, service
- Tenants include: College Hill Cleaners, Belleza Nail Salon & Spa, Edward Jones, Cupcakes and Pearls
- High street visibility
- Located near K-96 Expressway, three large churches & two new schools in an upscale area



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