

JACKSON'S CORNER 1,853 - 14,228 SF



VANWEST
PARTNERS

2847 WELTON ST

Retail & Restaurant space COMING SOON!

Unit 1:	1,853 SF
Unit 2:	3,147 SF
Unit 3:	3,532 SF
Unit 4:	5,696 SF

RESTAURANT SPACE

Base Rent: \$24.00-35.00/SF Plus NNN

Tenant Improvement Allowance available

All New Infrastructure

	<u>1 Mile</u>	<u>3 Mile</u>
Population	34,411	213,074
Average Income	\$89,392	\$90,922
Average Age	35.40	36.30
Median Home Price	\$379,471	\$425,987



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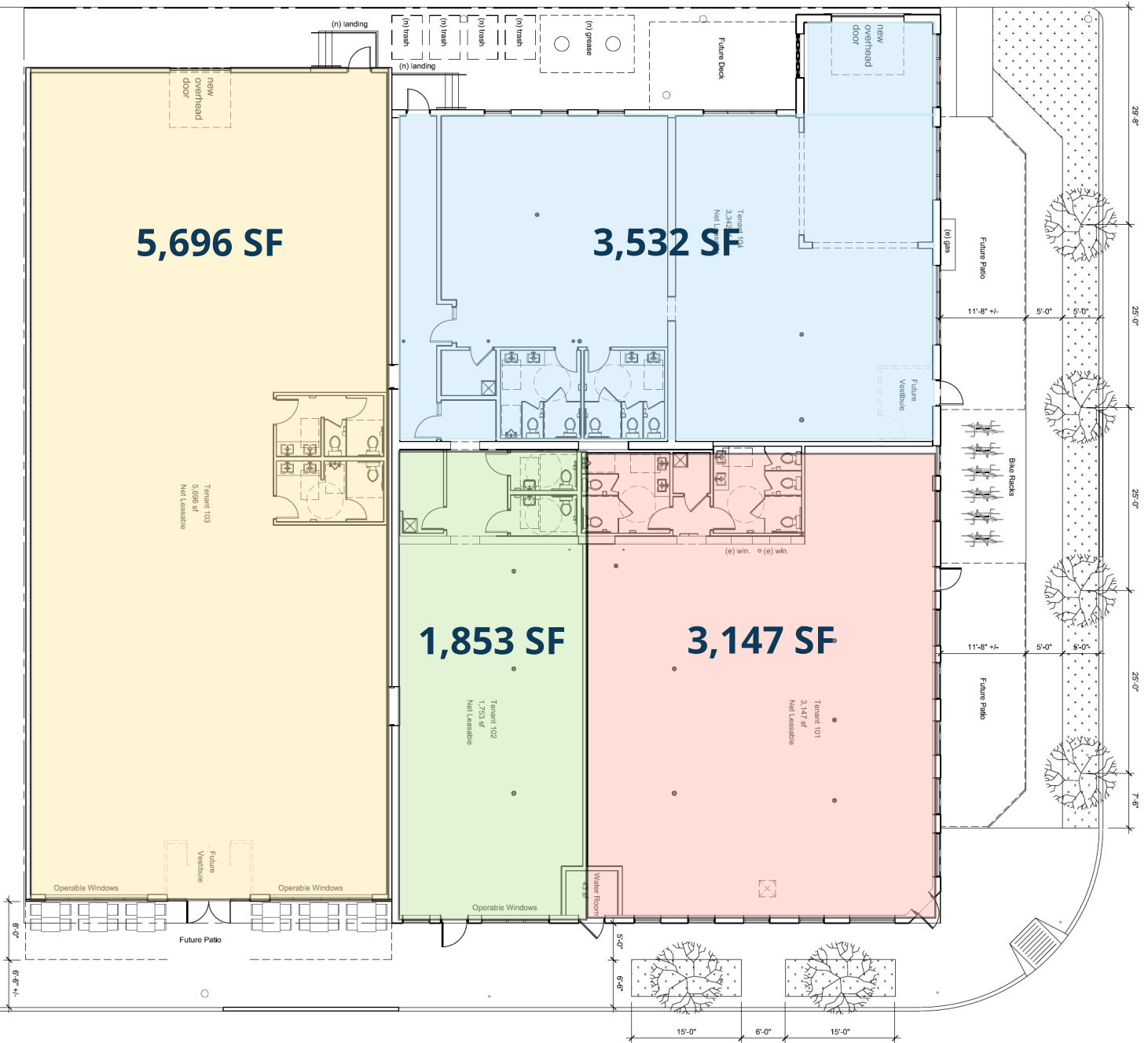
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VanWest Real Estate Group

www.vanwestpartners.com/home/brokerage

JACKSON'S CORNER Floor Plan



Delivery of Premises:

1. New Facade
2. New Roof
3. New Landscaping & Sidewalks
4. New HVAC Units Ready for Distribution
5. New Electrical Service
6. 1" Water & Gas Lines
7. New Sewer Lines
8. Grease Trap & Interceptor Stubbed to the Premise
9. Bathrooms Ready for Use
10. ADA Compliant Entrance's
11. Concrete Floors

Contributions:

1. Tenant Allowance for Installations to the Premise
2. Free Rent Period After Delivery of Premise
3. Longer Lease Commitment
4. Core & Shell Documents
5. Local & Knowledgeable Owner