

95 METCALF SQUARE RETAIL FOR LEASE

- Spaces available for lease:
 - **1,730 SF** 2nd gen cafe space with grease trap
 - **1,490 SF** inline
 - **3,482 SF** 2nd gen restaurant
- Located in the heart of the 95th & Metcalf retail corridor with a strong daytime population of 111,000+ (3-mi)
- Visibility on 95th St with exterior building signage
- 56,100 CPD through 95th and Metcalf
- Strong surrounding retail/restaurant tenant mix: Jack Stack BBQ, Long Horn Steakhouse, Lowe's, Home Depot, Natural Grocers, Whataburger, Chick-Fil-A, Andy's and others.



SITE PLAN

#	ADDRESS	SF
1	7317 W 95 th St	1,730
2	7309 W 95 th St	1,490
3	7305 W 95 th St	3,482



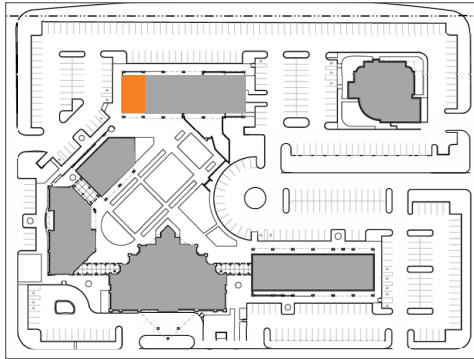
2ND Gen Cafe with Grease Trap



2ND Gen Restaurant



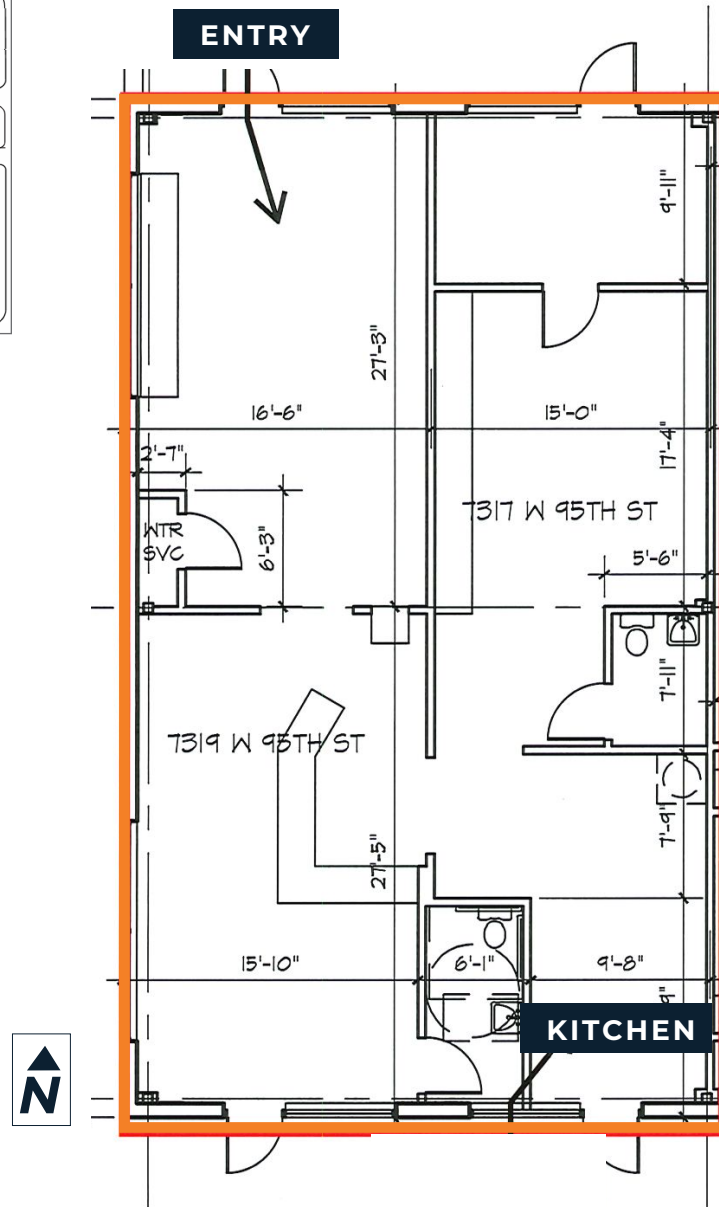
Located in 95Metcalf Square office park with over 134,000 SF of office space.



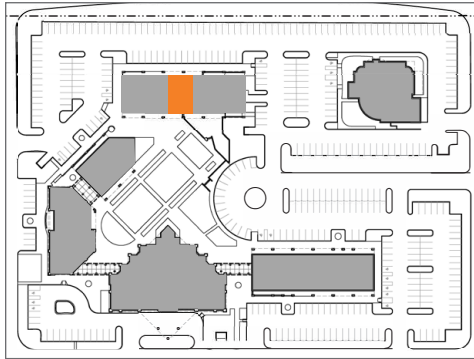
7317 W 95TH St

1,730 SF

2ND Gen Cafe with
Grease Trap

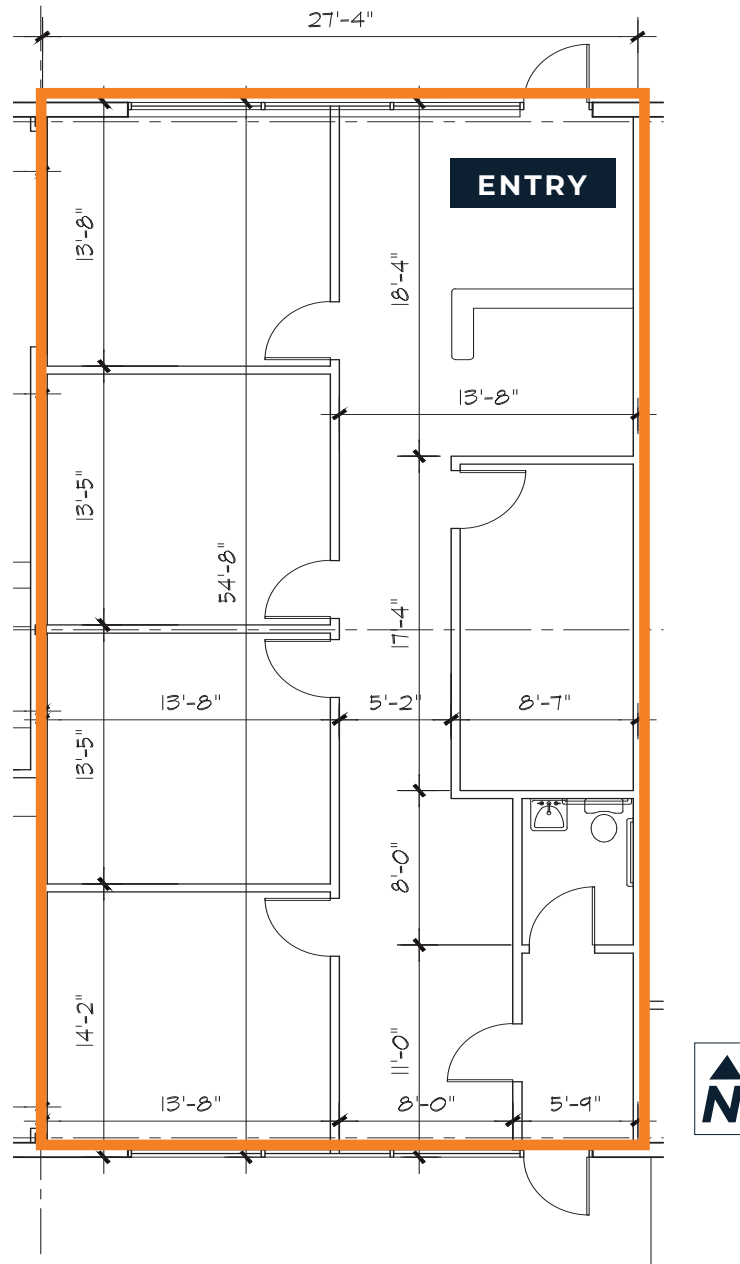


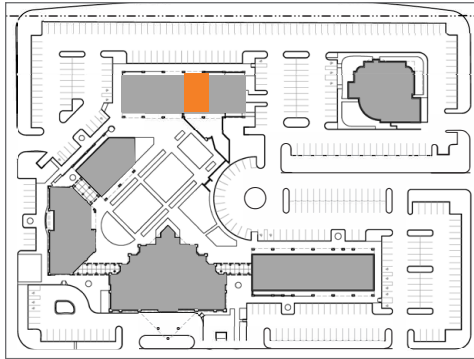
Exterior Patio Opportunity



7309 W 95TH St

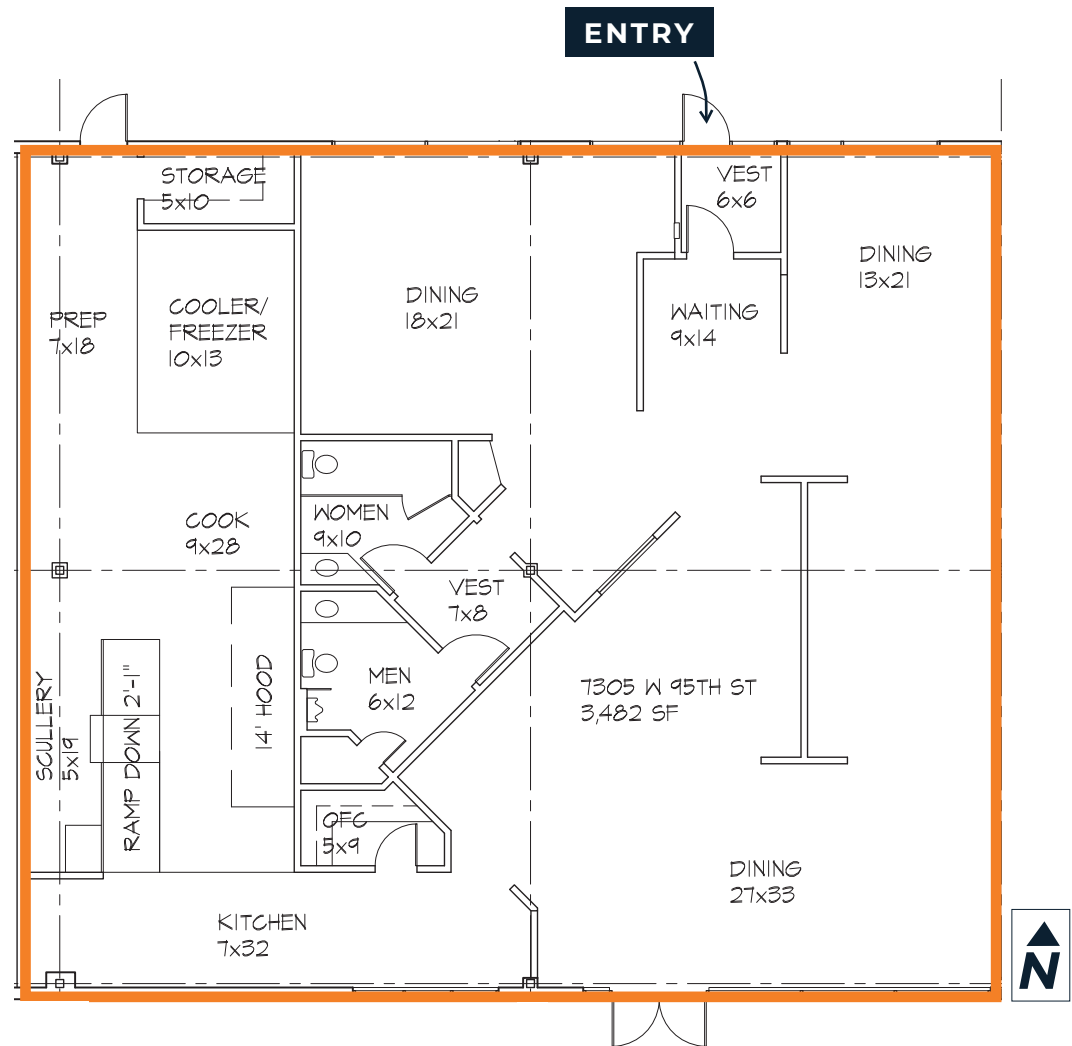
1,490 SF





7305 W 95TH St

3,482 SF



DEMOGRAPHICS

	1 MI	3 MI	5 MI
Population	13,211	94,632	260,419
Avg. HH Income	\$83,277	\$105,471	\$110,337
# of Businesses	623	6,365	14,350
# of Employees	9,441	111,066	235,165

