

95 METCALF SQUARE RETAIL FOR LEASE

- Three spaces available for lease:
 - 1,730 SF 2nd gen cafe space with hood and grease trap
 - 1,600 SF & 1,490 SF inline (combine to 3,090 SF)
 - 4,000 SF with Metcalf visibility
- 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.



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SITE PLAN

#	ADDRESS	SF
1	7317 W 95 th St	1,730
2	7313 W 95 th St	1,600*
3	7309 W 95 th St	1,490*
4	9534 Metcalf Ave	4,000

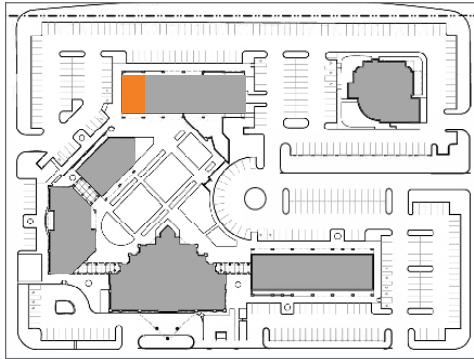
**combine up to 3,090 SF*



2ND Gen Cafe with Hood and Grease Trap



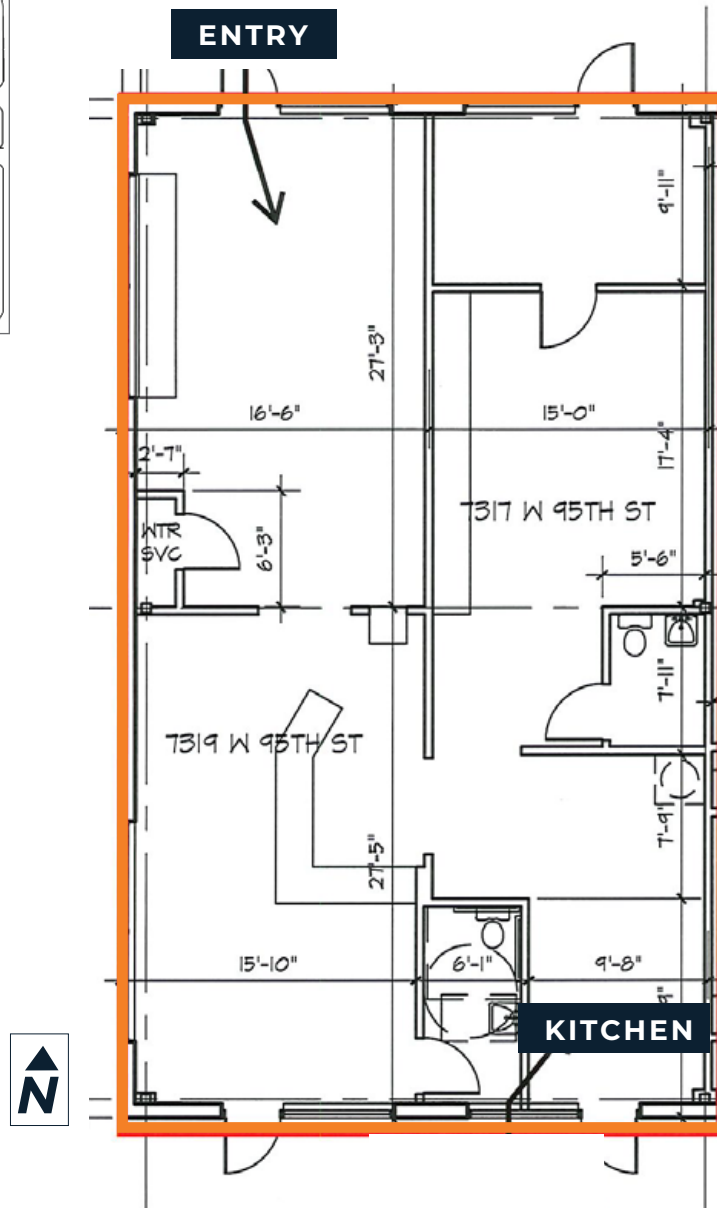
Located in 95 Metcalf Square office park with over 134,000 SF of office space.

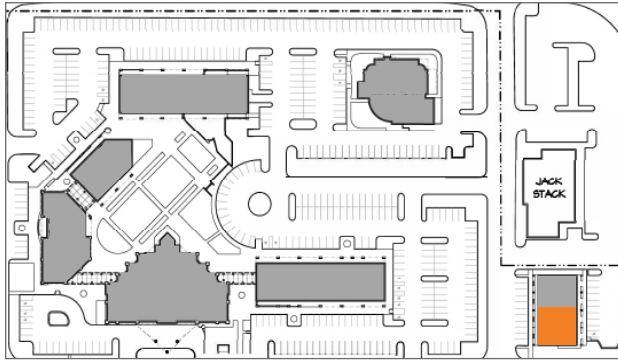


7317 W 95TH St

1,730 ± SF

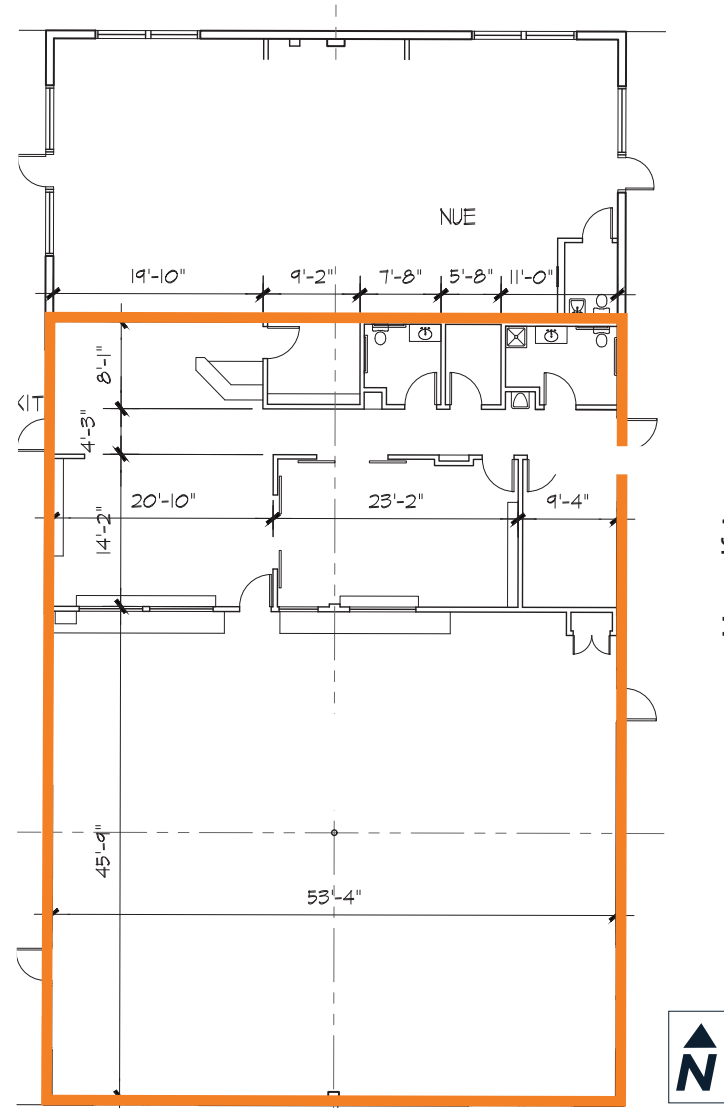
Available July 2024





9534 Metcalf Ave

4,000 ± 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

