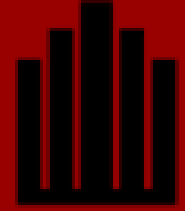


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FOR LEASE: \$20/SF NNN

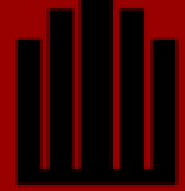




PROPERTY HIGHLIGHTS

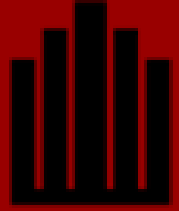
- 3,300 SF fully built-out endcap restaurant space
- Turnkey kitchen infrastructure including 7' hood, walk-in cooler, walk-in freezer, and 3-compartment sink
- FF&E available: Existing tenant's equipment, display cases, and furniture available for purchase separately
- Restrooms: Two (2) ADA-compliant customer restrooms plus one (1) employee restroom
- Outdoor patio: ±250 SF included
- High visibility location at signalized intersection along Olive Blvd
- Prime retail corridor adjacent to Dierbergs-anchored Four Seasons Shopping Center
- Surrounding tenants include AT&T, Panera, Bowlero, Domino's, Pizza Hut, Great Clips, Clarkson Eyecare, The UPS Store, Anytime Fitness, and more
- Tenant in operation; please do not disturb





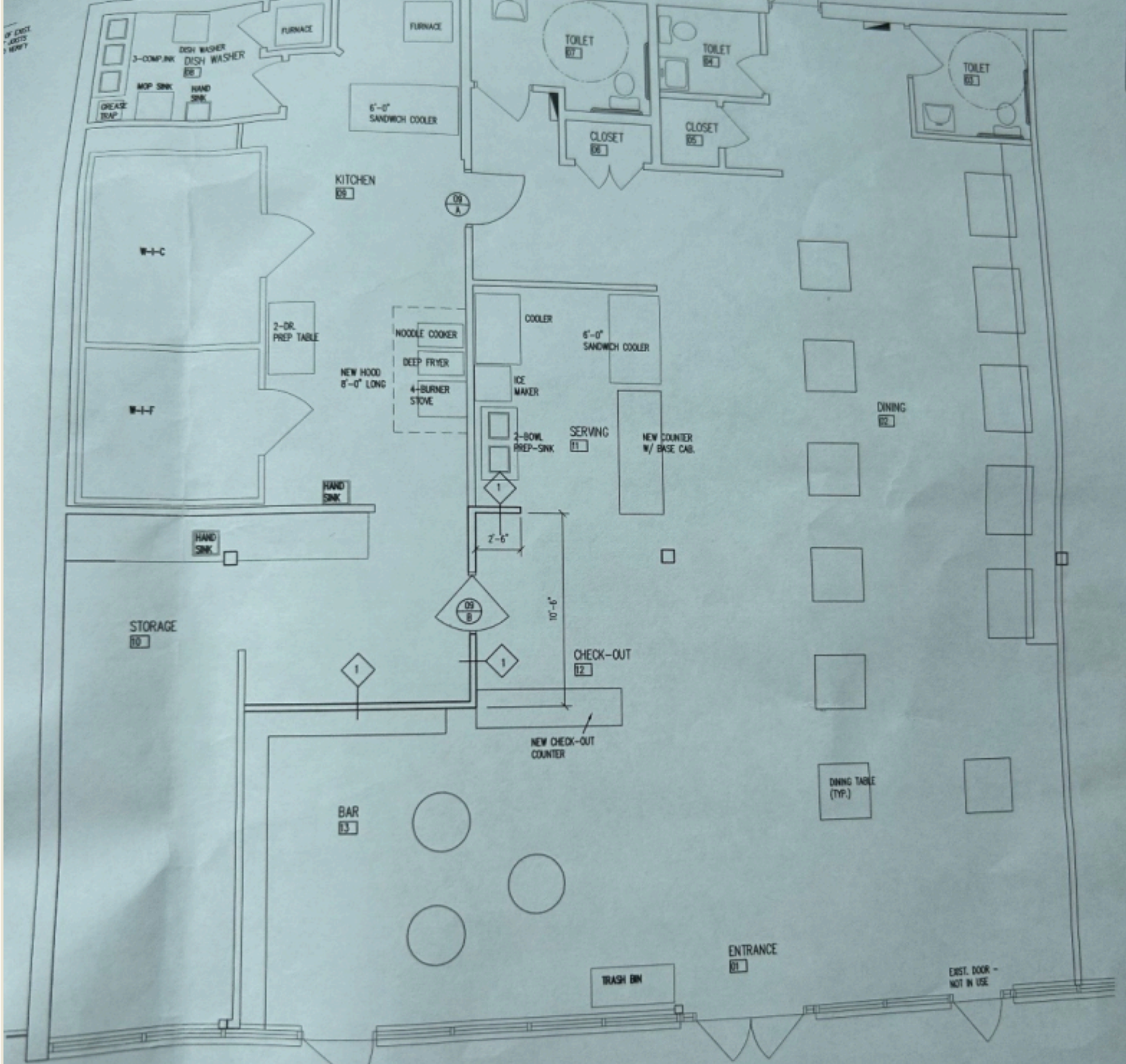
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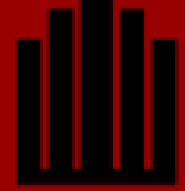




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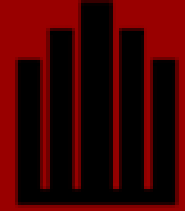
PROPERTY FLOORPLAN





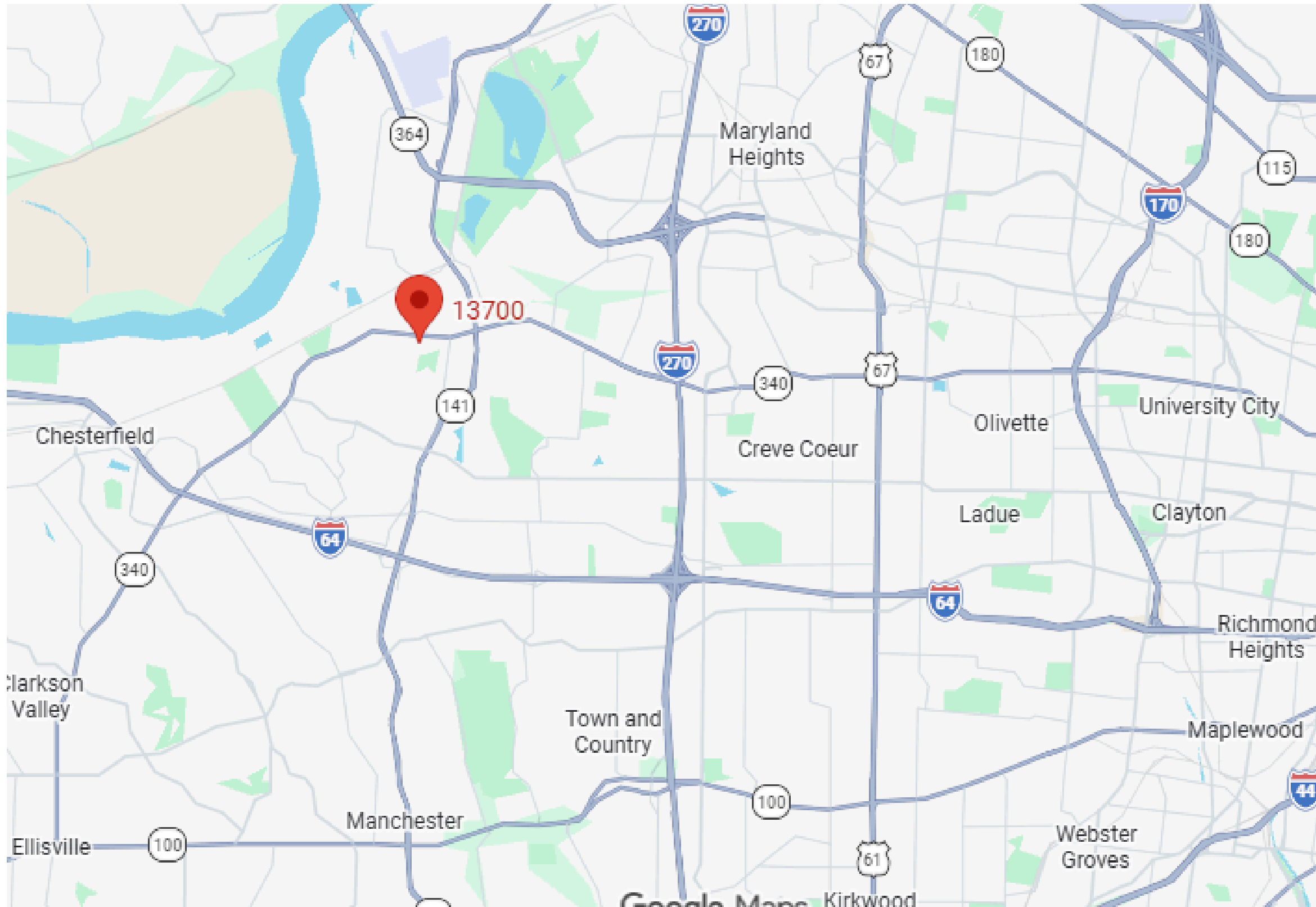
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