

## SHOPS AT SURFSIDE



### Building Features

Available	1,735 SF
Asking Rate	\$30 PSF NNN
CAM Rate	\$11.30 PSF (2024)
Parcel ID	29-44-23-C3-00971.0010
Zoning	CI-Intensive Commercial
Year Built	2007

### SPACE – Based on 3+ Yr. Terms

Suite	Size SF	Lease Rate SF	CAM SF	*Monthly Total
A-133	1,735	\$30.00	\$11.30	\$5,971.29

\* Plus 5% Sales Tax

### PROPERTY HIGHLIGHTS

- 2 building retail center with direct access from Veterans Pkwy.
- Located on 3.75-acre Community Center
- Adjacent to Sandoval Community (1500+ homes)
- Part of the Shops at Surfside (POA) with strong tenant mix: Belk as anchor tenant, Starbucks, Dollar Tree, Hair Cuttery, Anytime Fitness and more.
- Well-maintained and professionally managed
- Close to signalized intersection
- Ample Parking



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- 133: Medical/Office/of Retail space!
- Available 11/1/2024

