

## SUMMARY

## LOCATION AERIAL

## PHOTOS

## DEMOGRAPHICS

## FOR LEASE

### PROPERTY OVERVIEW

6969 Fern Loop is a mixed-use property featuring self-storage, medical, retail, and office space near the centrally located corner of Fern Avenue and East 70th Street. Approximately 6,770 rsf of office space is available for lease. Common building amenities include a conference room that seats ten, a full kitchen/breakroom, separate men's and women's restrooms with multiple stalls, and ample, surface parking with approximately 204 spots. Exterior and interior spots are available. Building exterior signage opportunities are available along with multiple monument signage and LED digital signage facing East 70th Street. NNN expenses are \$3.00 psf annually and include use of all common area amenities along with utilities (excluding telecommunications).

### BUILDING INFORMATION

- Recently renovated mixed-use property constructed in 2008 featuring self-storage, medical, retail, and office suites
- Centrally located near the intersection of Fern Avenue and East 70th Street
- Ample, surface parking includes approximately 204 spaces
- Exterior suites available include building signage and private entrances
- Interior suites available are ready to be built-out to your specifications
- Monument signage and LED digital signage fronting East 70th Street
- Common Amenities include a conference room that seats ten, a full kitchen/breakroom, and multiple stall men's and women's restrooms

### AVAILABLE SUITES

- Suite 202 - 1,447 RSF
- Suite 209/210 - 1,276 RSF

### TRAFFIC COUNT (ADT 2024)

- East 70th Street: 26,552





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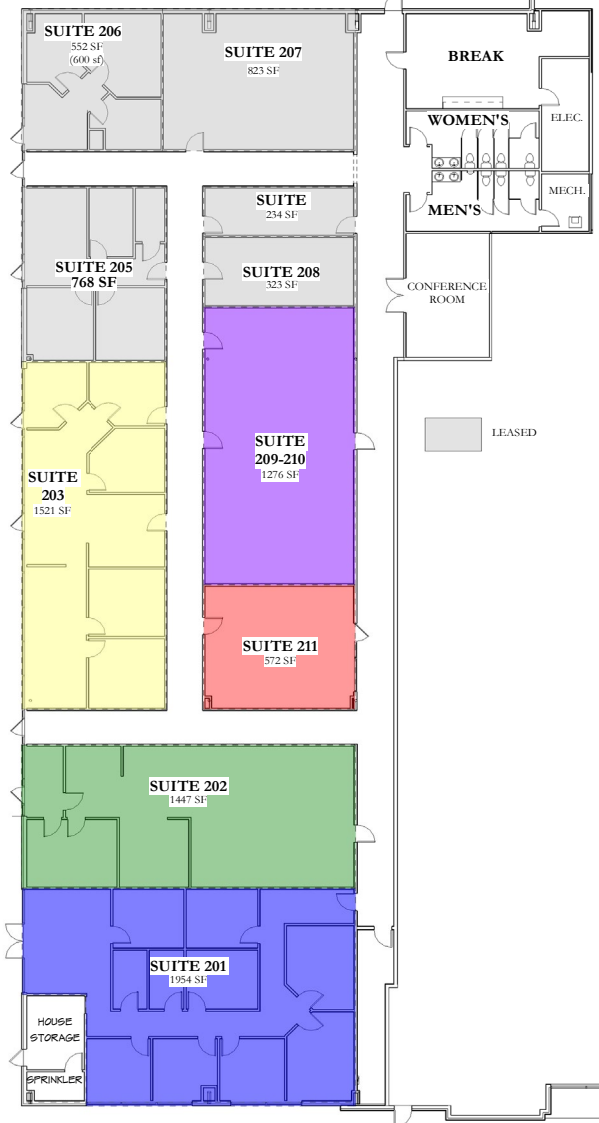
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Click image for larger view




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#### 2024 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
	6,198	61,568	140,571

#### POPULATION

	1 MILE	3 MILE	5 MILE
	\$119,590	\$96,271	\$82,303

#### AVG. HH INCOME

	1 MILE	3 MILE	5 MILE
	2,945	28,411	60,967

#### HOUSEHOLDS

