

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 2025)

- East 70th Street: 27,151



SUMMARY

LOCATION AERIAL

PHOTOS

DEMOGRAPHICS



Fern Marketplace

at home | Hollywood Feed | lululemon | TORCHYS | La Madeleine | hoppeddu | FirstWatch | OrangeTheory



Bayou Walk Shopping Center

Kroger | Ashley | OLD NAVY | BARNES & NOBLE | BOOT BARN | cicis

Shoppes at Bellemeade

LOFT | Soma | chico's | TALBOTS | WHITE | BLACK | j.jill | MERLE | NORMAN | KENDRA | SCOTT | olive | CARMELA | LAREDO

Eastgate Shopping Center

belk | HOBBY LOBBY | ROSS | Office DEPOT | Marshalls | five BELOW | LANE BRYANT | HomeGoods | CARRABBA'S | HAVERTYS | HANA | GIBBONS FINE GRILL

University Place

Target | TJ-maxx | BEST BUY | Burlington | AMERICAN EAGLE | UPS | crumbl | cookies | Buckle | McALISTERS DELI



Michaels | Guitar Center | DOLLAR TREE | SALLY. CATO

East 70th Street (ADT 2024 - 26,552)

Yousee Drive (ADT 2024 - 21,952)

King's Crossing

Cnn's | WORLD MARKET | PETSMART | MEN'S WEARHOUSE | popshelf | Buff City Soap | Starbucks | M&M's



Regal Court Shopping Center

KOHL'S | DSW | DICK'S SPORTING GOODS | JC Penney | DXL | ULTA | KIRKLAND'S | Bath & Body Works

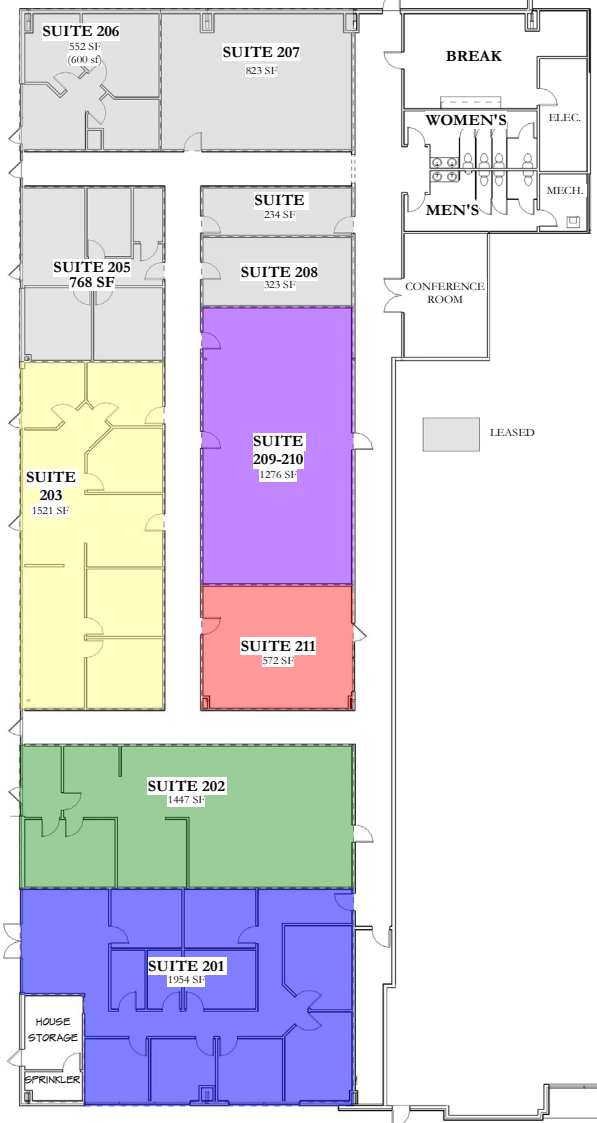
SUMMARY

LOCATION AERIAL

PHOTOS

DEMOGRAPHICS

Click image for larger view



SUMMARY

LOCATION AERIAL

PHOTOS

DEMOGRAPHICS

2025 DEMOGRAPHICS



1 MILE	3 MILE	5 MILE
6,123	60,351	138,939



1 MILE	3 MILE	5 MILE
\$119,498	\$99,082	\$84,664



1 MILE	3 MILE	5 MILE
2,894	27,804	60,054

