



**OFFERING SUMMARY**

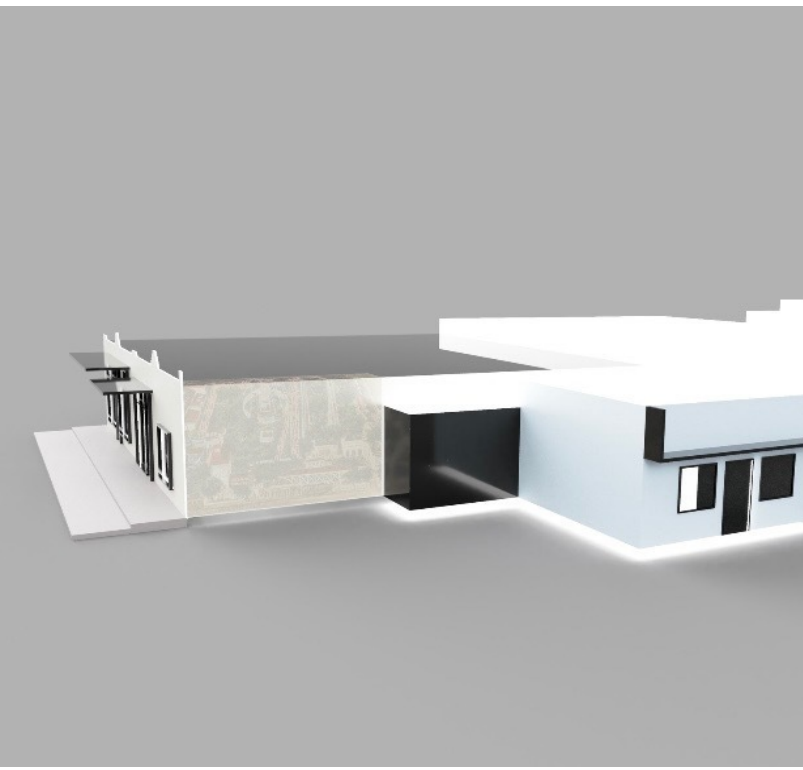
Lease Rate:	\$16.00 - 18.00 SF/yr (NNN)
Building Size:	6,861 SF
Available SF:	3,100 SF
Restaurant Space:	Single   multi-tenant
Lot Size:	0.29 Acres
Year Built:	1921
Zoning:	I-2 & DSHA 11012021

**PROPERTY OVERVIEW**

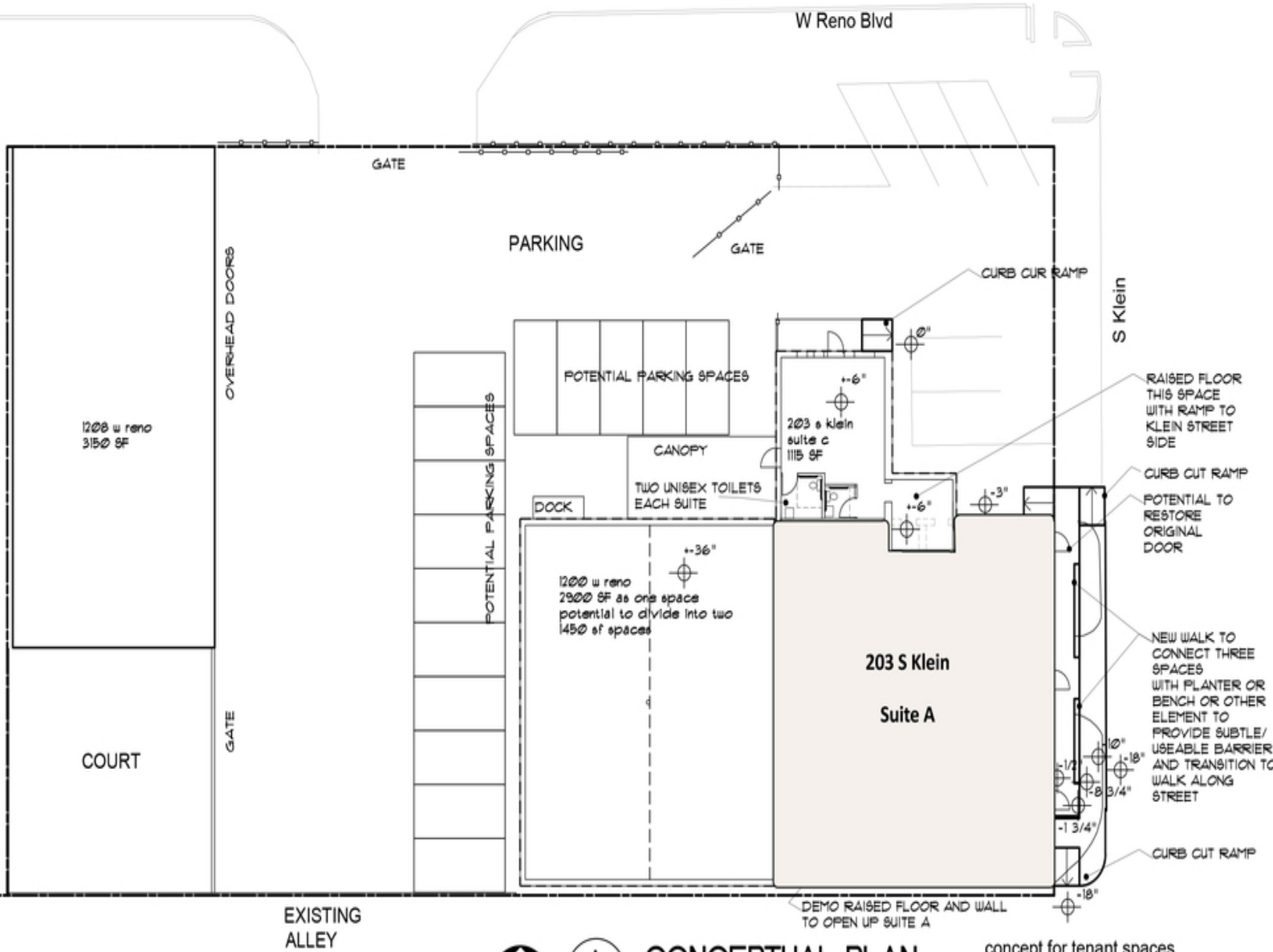
Now available for Lease 3,100 SF of restaurant space for a restaurateur with a creative vision in a rapidly developing district. Located north of the Public Farmers Market district on Reno Avenue and Klein the original Sutton Supply building offers original industrial features that can be incorporated and cleaned up as part of a new restaurant and or bar concept. Landlord is renovating the property, installing a new store front, new sidewalks, and tenant improvement allowance is available for a qualified candidate. Neighboring tenants include The Loaded Bowl, The Public Farmers Market, Bad Axe Throwing, Power House Bar, Urban Agrarian, and Trade Supply Co. Menswear.

<b>SPACES</b>	<b>LEASE RATE</b>	<b>SPACE SIZE</b>
203 S Klein Ave - Unit A	\$16.00 - 18.00 SF/yr	3,100 SF

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## CONCEPTUAL PLAN

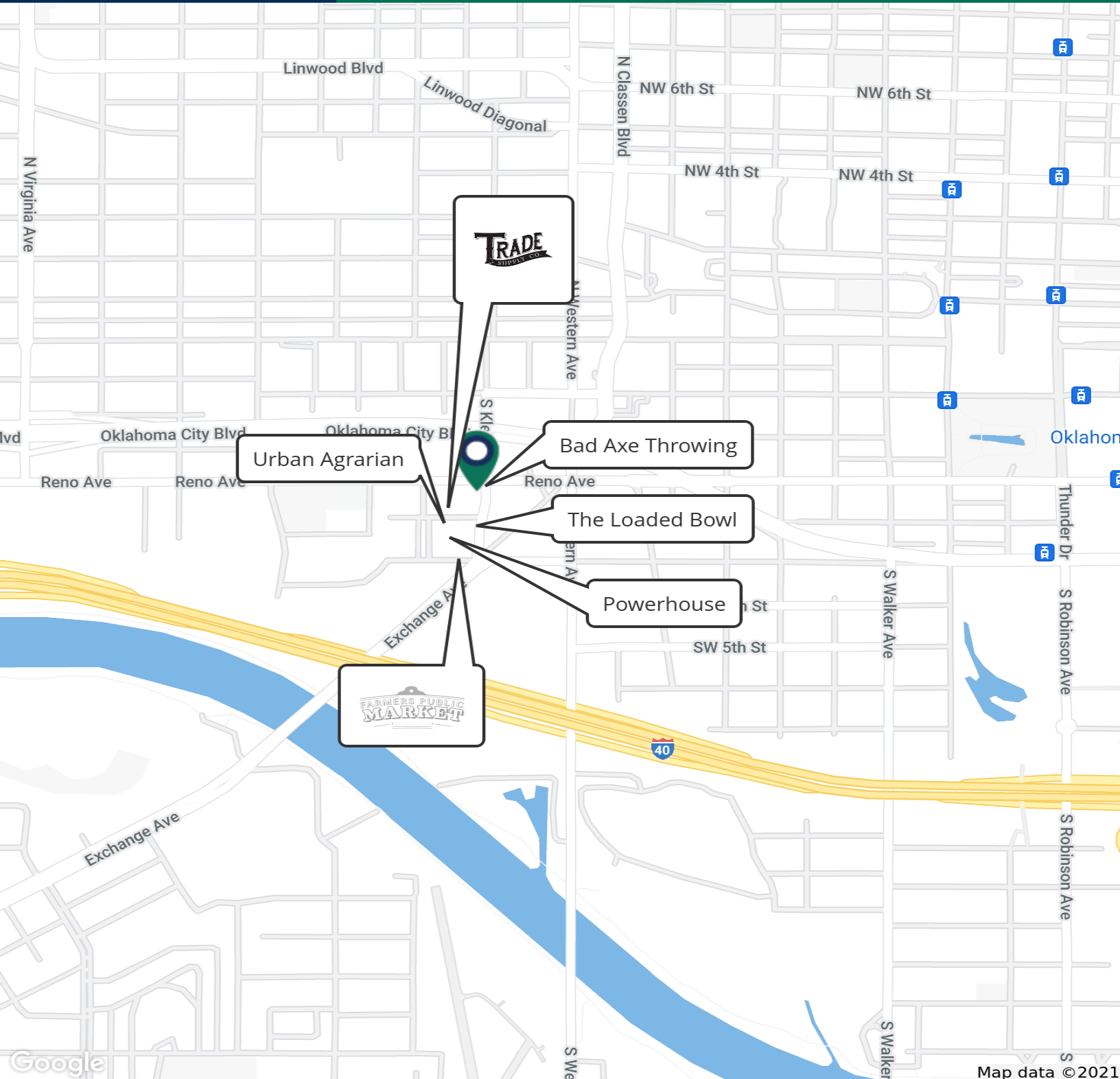
SCALE: 1/16" = 1'-0"

concept for tenant spaces  
1200 W RENO + 203 S KLEIN  
OCTOBER 1 2020

Add text here...

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# Farmer's Market Restaurant Space - For Lease



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**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	6,600	86,903	229,559
Average age	34.8	31.1	32.8
Average age (Male)	35.3	31.2	32.4
Average age (Female)	34.7	31.1	33.4

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total households	1,787	32,263	89,750
# of persons per HH	3.7	2.7	2.6
Average HH income	\$31,792	\$40,578	\$41,786
Average house value	\$60,028	\$139,081	\$116,055

*\* Demographic data derived from 2010 US Census*

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