



North Range Center



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North Range Center

\$8.40 - \$9.00 /SF/YR

Sherwood Plaza – Flexible Retail & Commercial Space | High Traffic | Owner-Direct Prime commercial leasing opportunity at Sherwood Plaza, offering flexible space in a high-visibility location with approximately 22,000 vehicles per day and convenient access just 2 miles from JFK Boulevard/Highway. The property offers approximately 6,500 SF Shopping Center | Up to 4,500 SF Currently Available. Currently configured spaces including 2,500 SF (Units A, B & C combined), 1,000 SF Unit D, and 1,000 SF Unit E. Units can be leased individually or combined, offering flexibility for tenants requiring up to approximately 4,500 SF. The plaza features a large parking lot, convenient entrance and exit, and excellent accessibility for both customers and employees. The exterior has been recently renovated, while the interiors are in good condition and have been updated within the past few years....

- Owner-Direct – Special Rate \$0.70-0.75/SF/Month
- Recently Renovated Exterior | Move-In Ready
- 22,000 VPD – High-Traffic Location
- Flexible 1,000–4,500 SF Configurations
- Large Parking Lot & Convenient Access
- Only 2 Miles from JFK Boulevard/Highway



Rental Rate:	\$8.40 - \$9.00 /SF/YR
Property Type:	Shopping Center
Center Type:	Strip Center
Stores:	5
Center Properties:	1
Frontage:	71' on Kiehl Ave
Gross Leasable Area:	6,500 SF
Available for Lease:	4,500 SF
Unit A Rental Rate Monthly:	0.75 /SF/MO
Unit D/E Rental Rate Monthly : :	0.70 /SF/MO
Operating Expenses:	\$0.08 /SF/MO
Taxes:	\$0.08 /SF/MO

1st Floor Ste A

Space Available	2,500 SF
Rental Rate	\$9.00 /SF/YR
Contiguous Area	4,500 SF
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	3 - 5 Years

Unit A — 2,500 SF

- Private bathroom
- Central HVAC
- Previously operated as a tobacco shop
- Excellent opportunity for retail, specialty shop, service business, or other approved commercial use

Need More Space?

Combine multiple units!

Walls can potentially be opened between adjacent units to create a larger space. Lease 2 or more units together and create approximately:

2,000 SF

3,500 SF

4,500 SF

depending on configuration and availability.

Base Rent: \$0.75/SF/month

CAM/NNN: \$0.15/SF/month

Combined: \$0.90/SF/month

1st Floor Ste D

Space Available	1,000 SF
Rental Rate	\$8.40 /SF/YR
Contiguous Area	4,500 SF
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	3 - 5 Years

Unit D — 1,000 SF

- Private bathroom
- Central HVAC
- Flexible commercial space

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2,000 SF

3,500 SF

4,500 SF

depending on configuration and availability.

Base Rent: \$0.70/SF/month

CAM/NNN: \$0.15/SF/month

Combined: \$0.85/SF/month

1st Floor Ste E

Space Available	1,000 SF
Rental Rate	\$8.40 /SF/YR
Contiguous Area	4,500 SF
Date Available	Now
Service Type	Modified Gross
Built Out As	Standard Retail
Space Type	Relet
Space Use	Retail
Lease Term	3 - 5 Years

Unit E — 1,000 SF

- Private bathroom
- Central HVAC
- Flexible commercial space

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2,000 SF

3,500 SF

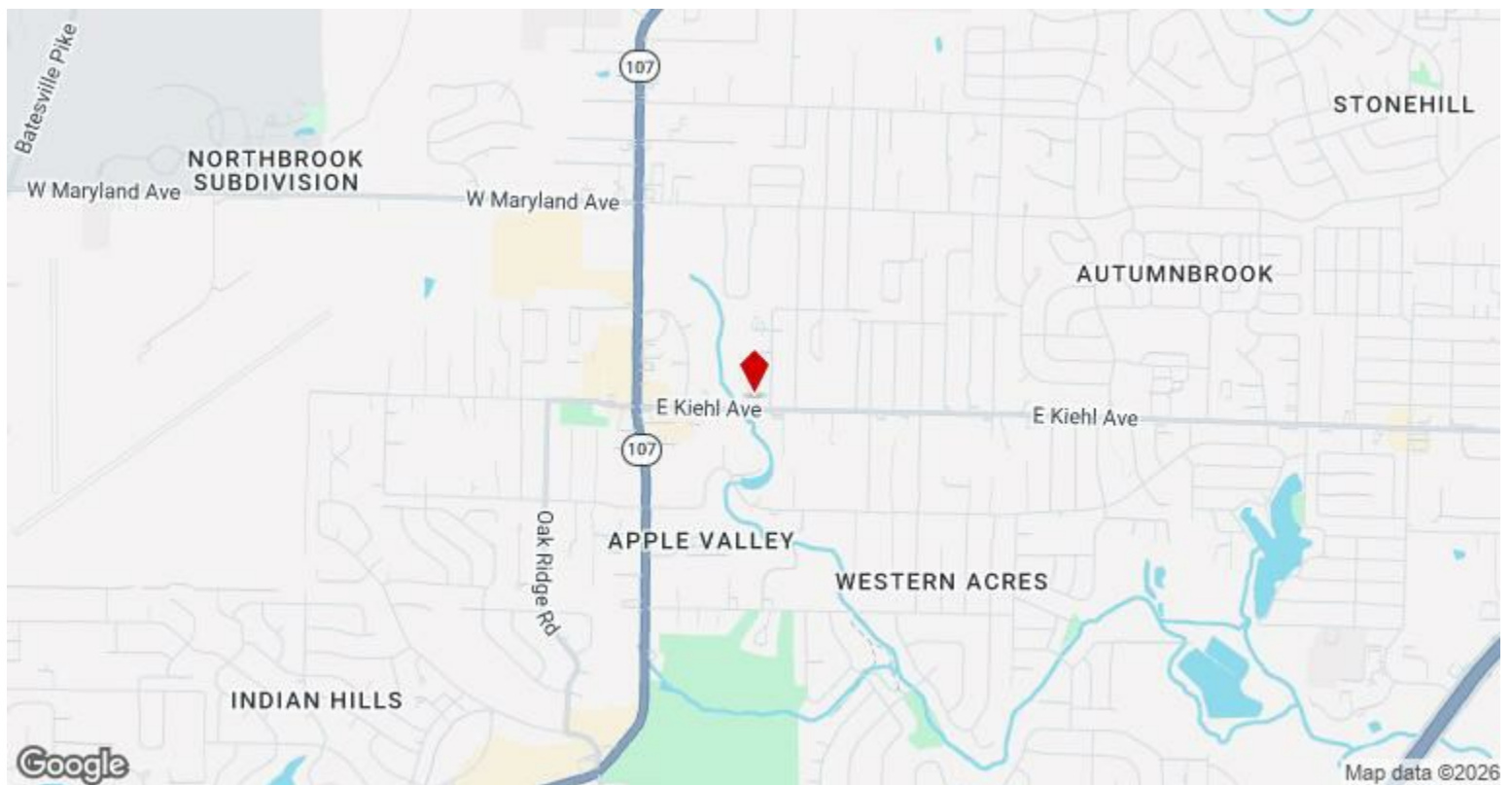
4,500 SF

depending on configuration and availability.

Base Rent: \$0.70/SF/month

CAM/NNN: \$0.15/SF/month

Combined: \$0.85/SF/month



Sherwood Plaza – Flexible Retail & Commercial Space | High Traffic | Owner-Direct

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