

## **PROPERTY INFORMATION & TRAFFIC COUNTS**

LOCATION 316 3<sup>RD</sup> STREET SE

**AVAILABLE FOR LEASE** 4,555 SF +/- AND I,073 SF +/- MEZZANINE

AVAILABLE

IMMEDIATELY

**TERM PARKING**5-IO YEARS STREET PARKING

**LEASE RATE**MARKET

CC-ET

**TAXES & OP. COSTS** \$15.00 / SQ. FT. TRAFFIC COUNTS

4 AVENUE SE (FLY OVER): 33,000 VEHICLES / DAY RIVERFRONT AVE AND 3<sup>RD</sup> STREET SE: 9,000 VEHICLES / DAY

## **DEMOGRAPHICS**

POPULATION 2024	<b>2KM</b> 58,694	<b>3KM</b> 110,760	<b>5KM</b> 199,806
GROWTH 2024	12.7%	13.0%	13.3%
<b>AVERAGE INCOME</b> 2024	\$112,281	\$123,616	\$137,799
MEDIAN AGE OF POP. 2024	38.0	38.0	38.0

## **GENERAL INFORMATION**

CHARACTER SPACE AVAILABLE STEPS AWAY FROM THE NEWLY-COMPLETED RIVERWALK ALONG THE BOW RIVER.

RESTAURANT INFRASTRUCTURE IN PLACE AND THE INTERIOR FEATURES SOARING HIGH CEILINGS, EXPOSED BRICK WALLS, AND A MEZZANINE.

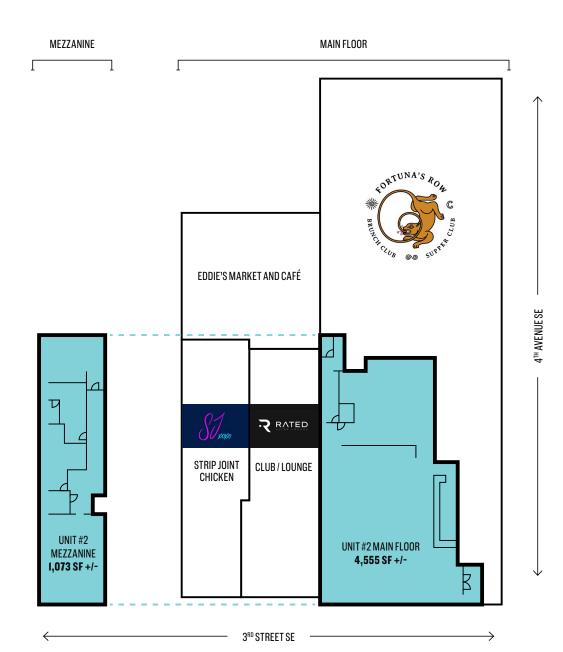
INCLUDES A COVERED WEST-FACING PATIO WITH VIEWS OF DOWNTOWN.

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**FLOOR PLAN** 

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