

PROPERTY INFORMATION

LOCATION: 1513 E. 14th Street – North side of 14th Street, 300 feet east of Avenue O in the City of Plano, Collin County, Texas

LAND SIZE: 13,221± square feet of land

BUILDING SIZE: 3,780± square foot building, of which 1,597± square feet available for lease

ZONING: Retail (R)

LEASE TERM: 3 – 10 years

RENTAL RATE: \$13.00 per square foot, Triple Net (As Is)

TRIPLE NET ECONOMICS: Approximately \$2.15 per square foot which includes Tenant's pro rata share of property taxes and building casualty insurance.

MISCELLANEOUS:

- Previously occupied as a chiropractic clinic.
- Freestanding pole signage available (to be shared with the Vet Clinic)
- 16 Parking Spaces (to be shared with Vet Clinic)

For more information, contact:

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