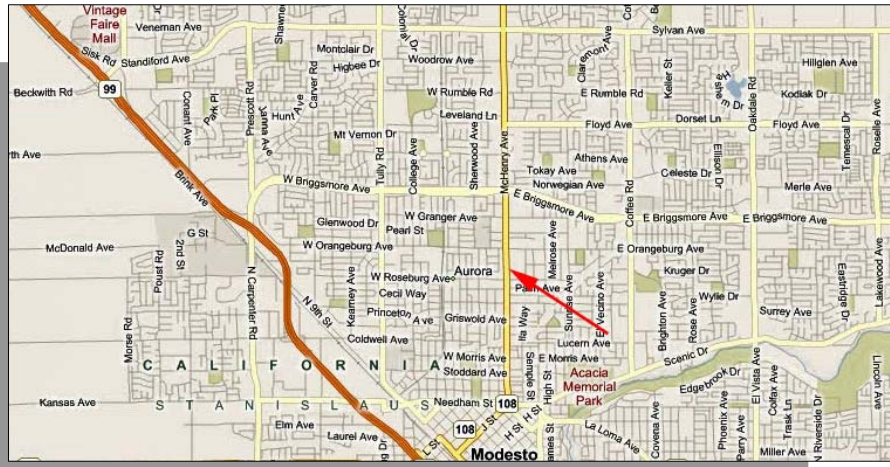


## RETAIL SPACE



### 1234 McHenry Ave., Modesto, CA



## FOR LEASE

**SIZE:** 5,508 square foot retail building on 26,572 square foot lot.

**LOCATION:** The east side of McHenry Ave. between Roseburg Ave. and Orangeburg Ave. in front of InShape Health Club and McHenry Self Storage. Kragen's is immediately to the north and City Tire is immediately to the south. A few minutes from downtown Modesto via McHenry Ave. and a couple minutes south of McHenry Village.

**TRAFFIC COUNT:** 40,000+ vehicles per day according to the 2007 count by the City of Modesto Traffic Engineering Dept.

**ZONING:** PD-531 surrounded by C-2 (General Commercial).

**GENERAL:**

- \*Clean retail building built in 1999.
- \*Excellent visibility on McHenry Ave.
- \*Signage on building as well as free-standing pole sign.
- \*High traffic count.
- \*Excellent location surrounded on north and south by retail, office and service and dense residential east and west of McHenry Ave.
- \*Located on primary north/south retail street running north from downtown Modesto.

**RENT:** \$1.50 per square foot per month NNN.



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