

Anchor Village Shopping Center



Overview:

Excellent Retail Lease opportunity available in Denver. Class A center in a rapidly developing area of Denver. Location offers a short commute to Charlotte, Charlotte-Douglas Airport and many other amenities. Located on the outskirts of Cambridge Village, a Publix anchored shopping center.

Property Highlights:

- Competitive Lease Rates
- Excellent Street visibility
- Desirable location on Highway 73 & 16
- Anchor Village is on the out skirts of Cambridge Village, a Publix anchored shopping center.

Utilities:

- | | |
|---------------|---|
| • Water | Lincoln County |
| • Waste Water | Lincoln County |
| • Electric | Duke Energy |
| • Phone | AT&T |
| • Internet | Spectrum Communications or AT&T Business Services |

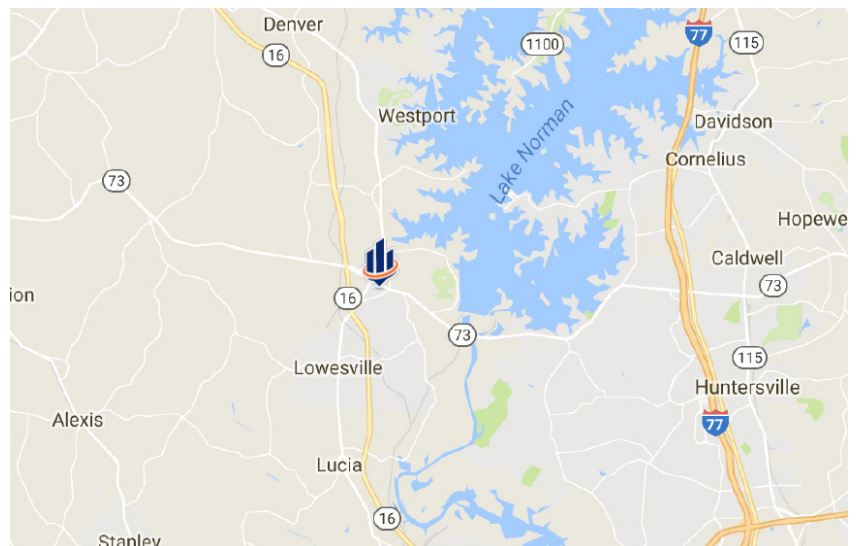
SUMMARY:

Available SF:	(2 store fronts) 1260 SF (Suite B) 1260 SF (Suite G)
Lease Rate:	\$17.00 SF/yr (MG) \$2.75 CAM/SF
Lot Size:	4 Acres
Year Built:	2007
Building Size:	10,000 SF

Contact Information:

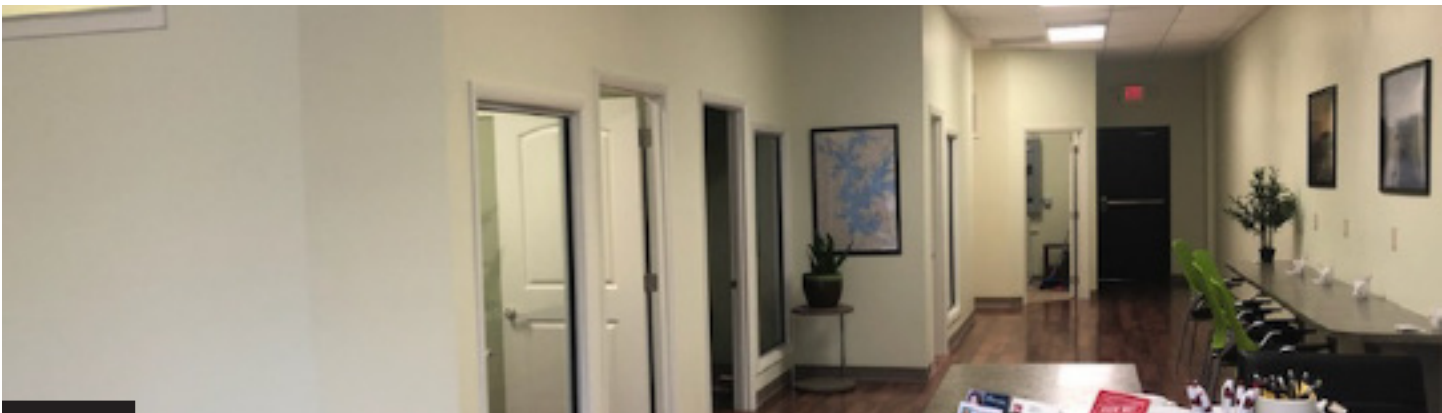
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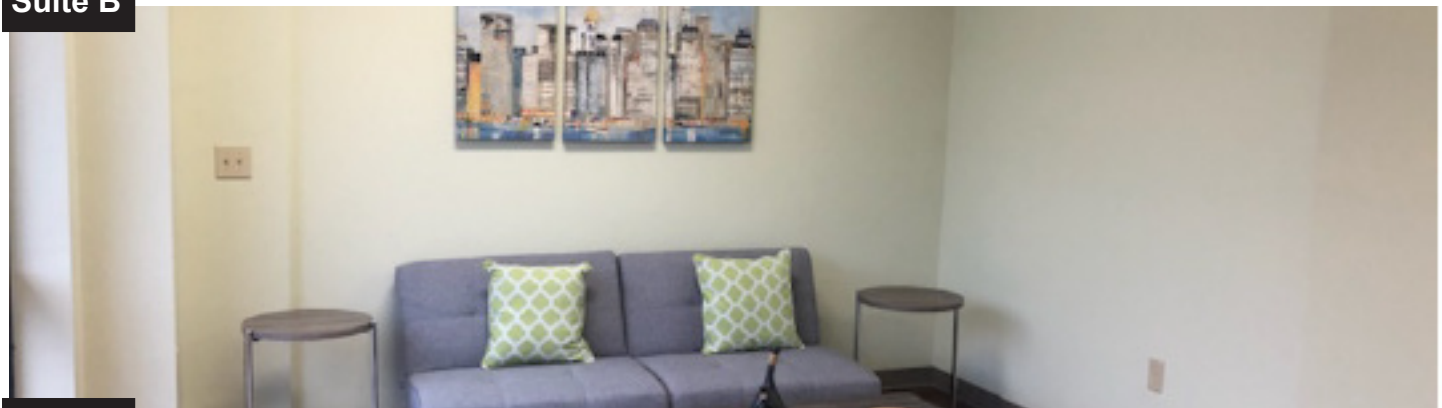




Suite G



Suite B



Suite B

