

# RETAIL SPACE HERSCHEDE BUILDING

4 WEST 4TH STREET



**AVAILABLE SPACE 3500 square feet**

I have an exciting opportunity for your retail clients located at 4 W. 4th Street contiguous to Starbucks at 4th and Vine which is extremely busy. The retail space consists of 3500 sf in addition to lower level space which has access via the elevator to store product. The layout of the retail space would be a relatively seamless transition for your retail clients. There is a tremendous amount of pedestrian traffic on 4th as T J Maxx is in close proximity to the Herschede Building and approximately two blocks from "The Banks" which has 300 units of residential and creates additional downtown shopping.

**DEMOGRAPHICS:**

***Location Total Population***

Over 80,000 Downtown Employees 5 mile 338,252 with an estimated spending power of \$145 million. 10 mile 837,714 15 minutes away from one of the fastest growing airports in the country.

**REALTY NETWORK PLUS**

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