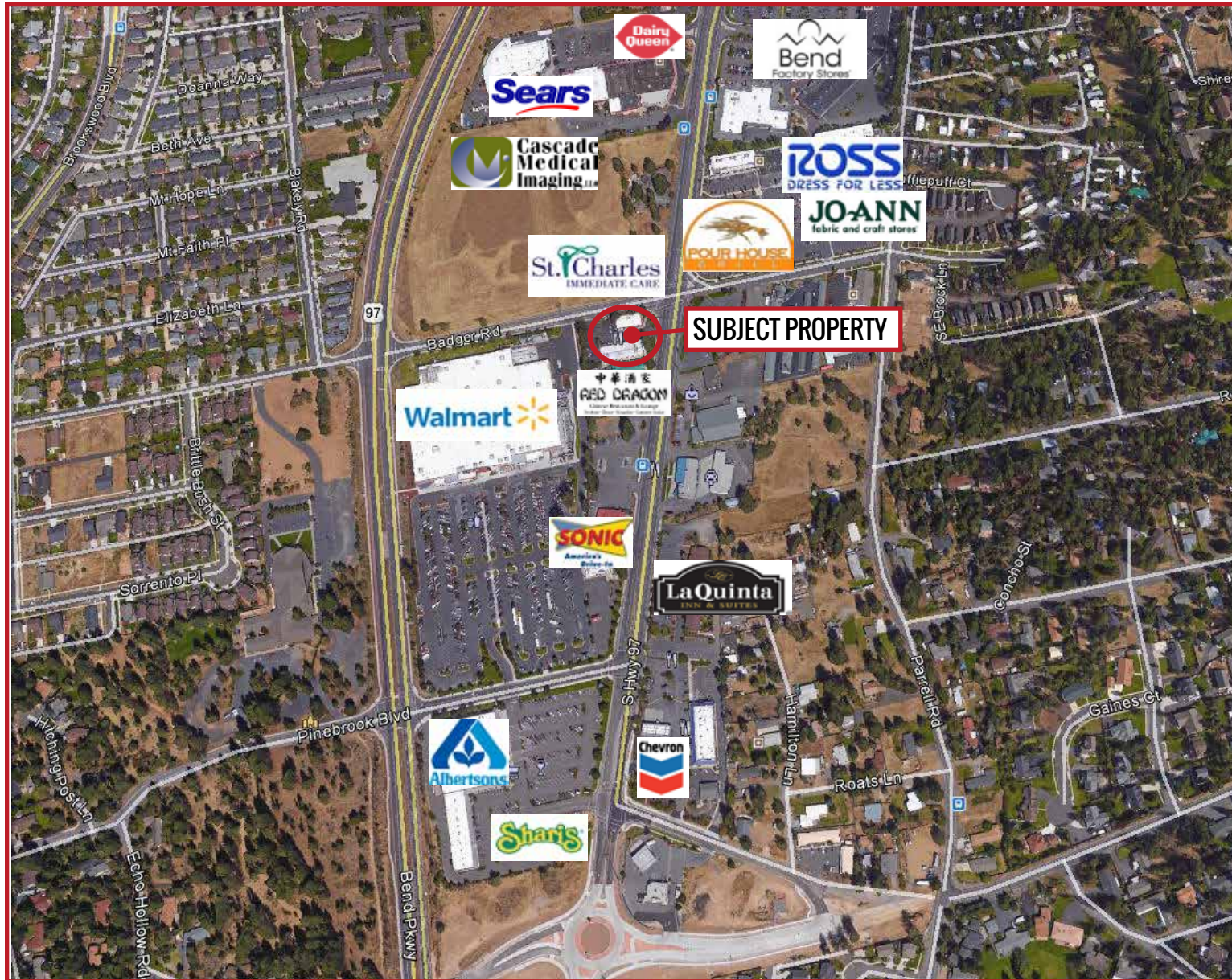


FOR LEASE 
SOUTH HWY 97 RETAIL SPACE 



FOR LEASE 
RETAIL SPACE 

SOUTH HWY 97 RETAIL

61249 S Hwy 97 | Bend OR



Retail center anchored by Rebound Physical Therapy, Feline Fine Cat Clinic & Mathnasium. Highly visible monument signage. Nearby businesses include St. Charles Immediate Care Center, Central Oregon Radiology and Walmart. Property provides ample on-site parking and easy access to the Bend Parkway and Highway 97. Broker must attend all showings. Do not disturb current tenant!

Lease Rate:
\$1.79/SF/Mo NNN

- 1,800 +/- SF of retail
- Zoning CG - Commercial General
- Est. NNN: \$0.47/SF/Mo



BRIAN FRATZKE
 CCIM, PRINCIPAL
 541.480.2526 [C]
 BRIAN@FRATCOMMERCIAL.COM



TOM TAPIA
 CCIM, PRINCIPAL
 541.390.2900 [C]
 TOM@FRATCOMMERCIAL.COM



With You Every Square Foot of the Way.

Brian Fratzke, CCIM, Principal

brian@fratcommercial.com | O 541.306.4948 C 541.480.2526

Tom Tapia, CCIM, Principal

tom@fratcommercial.com | O 541.306.4948 C 541.390.2900



963 SW Simpson Ave., Suite 220 | Bend, OR 97702
 541.306.4948 | www.fratzkecommercial.com

DISCLAIMER: This information is from sources we deem reliable, but for which we assume no liability. This is an exclusive listing. The information contained herein is given in confidence with the understanding that all negotiations pertaining to this property be handled through Fratzke Commercial Real Estate. All measurements are approximate.



HIGHLIGHTS

- SDC's paid for in-line strip service retail
- New ownership recently renovated the property

