

## Bustling College Ave Retail



### **3204 College Avenue** **Retail Space for Lease**

**± 1,177 square feet of retail space**

- Sought after window frontage near high-end retail and food services
- Join neighbors A Cuppa' Tea, Ovation, Ver Brugge, La Farine, Royal Coffee, Yasai Market, Noah's Bagels, About Face and Body and Safeway
- Upscale neighborhood with highly educated, high income families

**Lease Rate: \$3.50 NNN per square foot**