



PROPERTY FEATURES:

- **List Price: \$1,995,000**
- Size: 1,650 square feet to 4,928 square feet
- Monument and building signage available
- Excellent visibility from 100th Street & Douglas Ave
- 41,400 VPD (2016)
- Easy access to I-80/35
- TI Allowance available for qualified tenants
- Heavy Daytime Population
- Population:
1-Mile: 3,126 | 3-mile: 40,248 | 5 Mile: 117,996
- Average Household Income:
1 Mile: \$99,029 | 3 Mile: \$91,656 | 5 Mile: \$83,615

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