

PROPERTY DESCRIPTION

Vision Commercial Advisors is pleased to present a build to suit office for lease. The ideal tenant will be medical. The lease rate will be subject to the building specifications for the tenant. The site offers 4/1000 parking with a 7000 SF. The site is an outparcel to One Life Fitness and the new Northside Medical building.

PROPERTY HIGHLIGHTS

- Build to Suit Office for Lease
- 7000 SF
- 10+ Year Lease Term
- Established Business Park
- Out Parcel to One Life Fitness

OFFERING SUMMARY

Lease Rate:	Negotiable
Number of Units:	1
Available SF:	7,000 SF
Lot Size:	0.982 Acres
Building Size:	7,000 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	3,637	54,615	216,799
Total Population	8,611	146,062	564,816
Average HH Income	\$103,022	\$119,002	\$115,213

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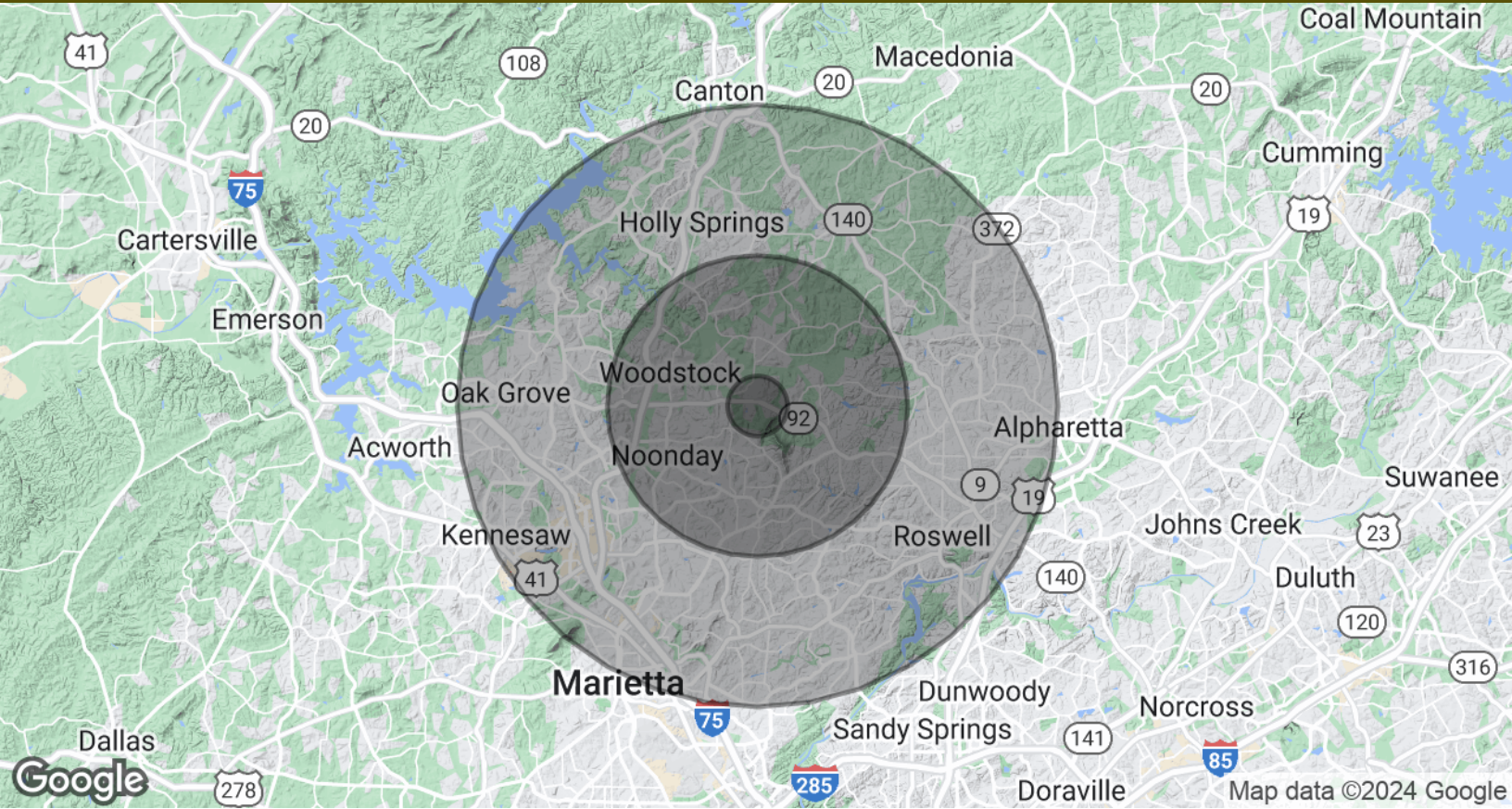


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	8,611	146,062	564,816
Average Age	41.3	41.0	39.5
Average Age (Male)	39.5	38.5	37.8
Average Age (Female)	43.0	42.2	40.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,637	54,615	216,799
# of Persons per HH	2.4	2.7	2.6
Average HH Income	\$103,022	\$119,002	\$115,213
Average House Value	\$280,415	\$322,807	\$309,642

* Demographic data derived from 2020 ACS - US Census

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