



### PROPERTY OVERVIEW & FEATURES

Located in the heart of The 39th Street District north of 39th Street between N Pennsylvania & N Barnes Ave.

- Unit 2127 was formerly a nightclub and ready for a fresh concept.
- Replaced front windows in 2024
- Great walkability
- Parking on north & east side of building
- New roof on entire structure 2023
- Built in 1920
- Zoning: C-4

### OFFERING SUMMARY

Lease Rate:	Unit 2127 - \$2,000/mo
Number of Units:	1
Available SF:	Unit 2127 - 3,543SF
Lot Size:	0.64 Acres
Building Size:	8,420 SF
Lease Term:	1 year plus, Negotiable

### DEMOGRAPHICS 1mile 3mile 5mile

Total Households:	6,807	43,660	92,379
Total Population:	14,696	96,892	216,181
Average HH Income:	\$77,053	\$82,667	\$70,900

“Exhibit A”





