



Sale Price	\$395,000
Lease Rate	\$3.95 SF/YR

OFFERING SUMMARY

Building Size:	10,578 SF
Year Built:	2022

PROPERTY OVERVIEW

Nice building available for lease or purchase.
Approximate Building dimensions: 92' W x 115' D
Ceiling Heights: 12' H
Polished concrete floors, drop ceiling and 2 bathrooms
40 parking spaces
Pylon on site



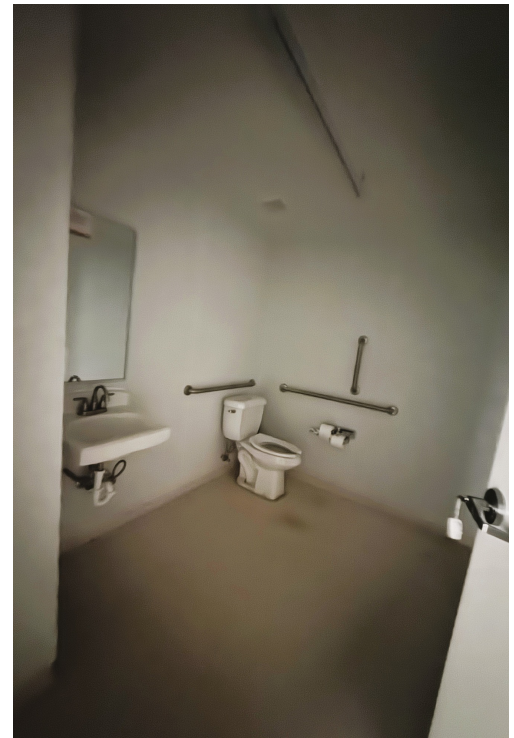
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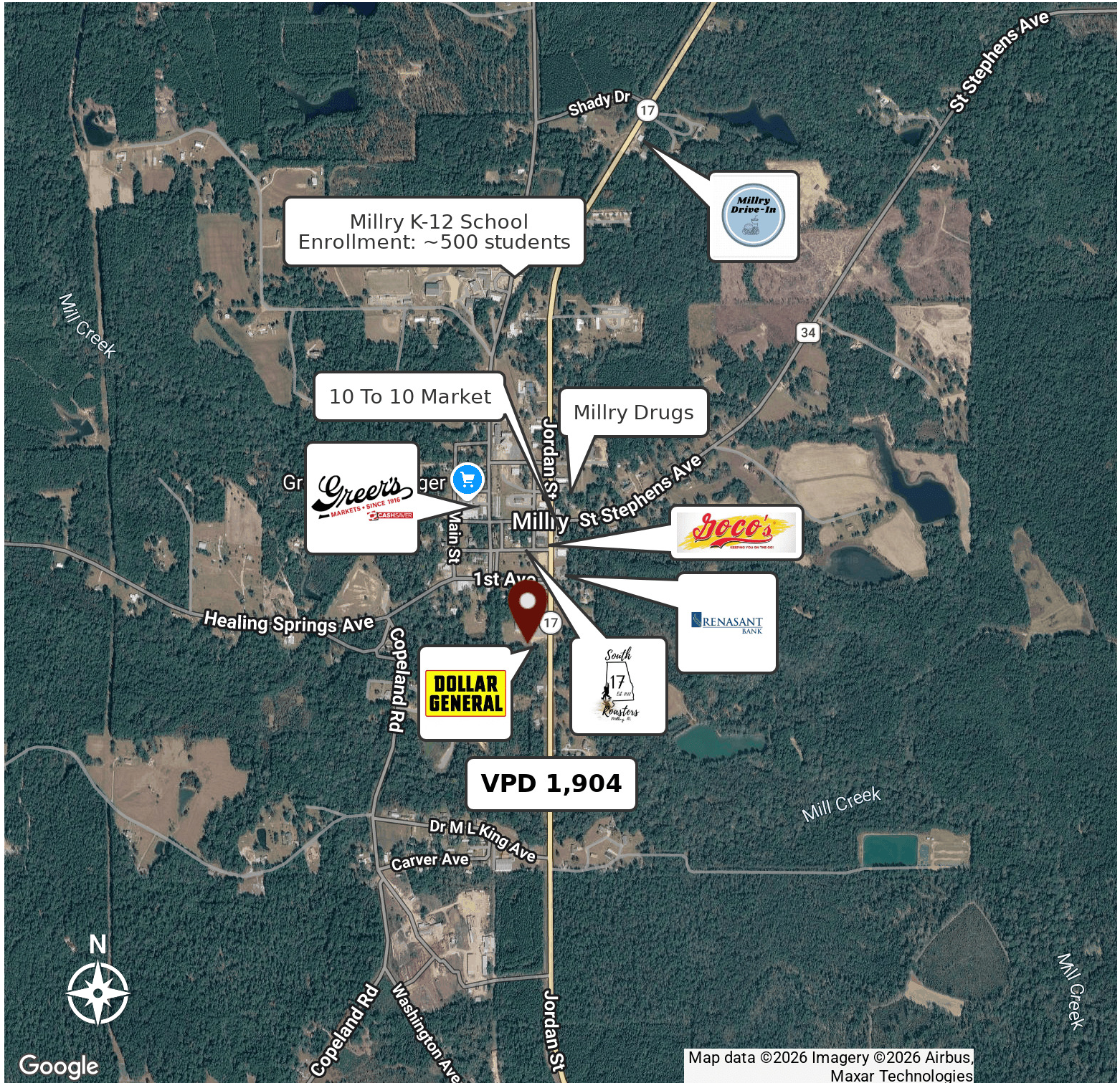
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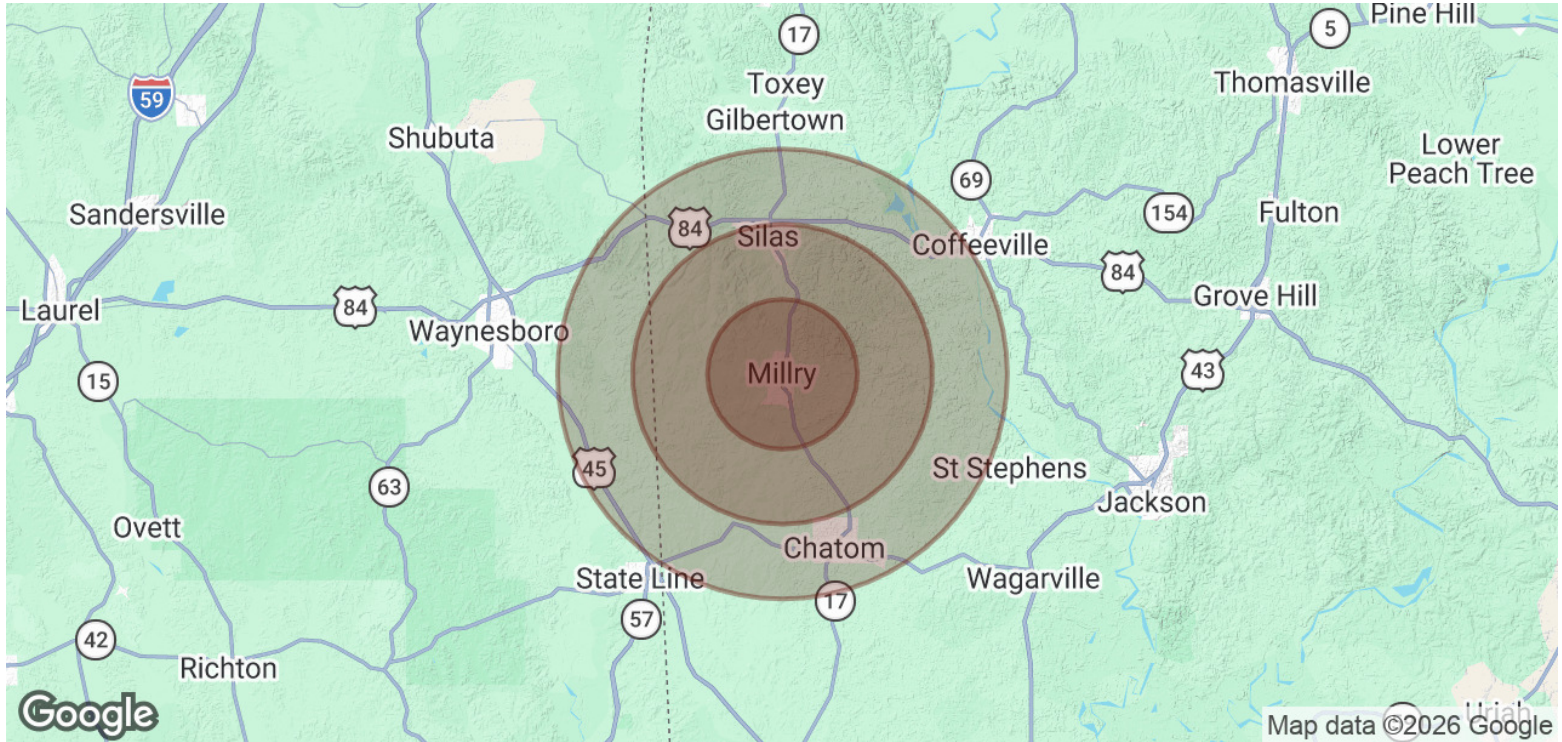
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POPULATION	5 MILES	10 MILES	15 MILES
Total Population	1,349	4,038	11,114
Average Age	44	44	43
Average Age (Male)	43	43	41
Average Age (Female)	45	45	44

HOUSEHOLDS & INCOME	5 MILES	10 MILES	15 MILES
Total Households	595	1,757	4,689
# of Persons per HH	2.3	2.3	2.4
Average HH Income	\$72,270	\$83,464	\$78,448
Average House Value	\$155,642	\$161,249	\$158,606

2020 American Community Survey (ACS)

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