

EXECUTIVE SUMMARY



OFFERING SUMMARY

| | |
|----------------|---------------------|
| Lease Rate: | \$15.00 SF/yr (NNN) |
| Building Size: | 7,981 SF |
| Available SF: | 7,981 SF |
| Year Built: | 1990 |
| Zoning: | C-3 |

PROPERTY OVERVIEW

This 7,981 SF office/medical building for lease is located on South Pennsylvania Avenue, offering prime visibility and easy access. The space is ideal for medical or professional office use, featuring a modern layout with flexible configurations. It boasts ample parking, high-traffic exposure, and is in close proximity to major highways and local amenities. The building includes large windows for natural light, multiple exam or office rooms, and modern facilities. Perfect for businesses seeking a professional, accessible location with a strong presence in the area.

SPACES

LEASE RATE

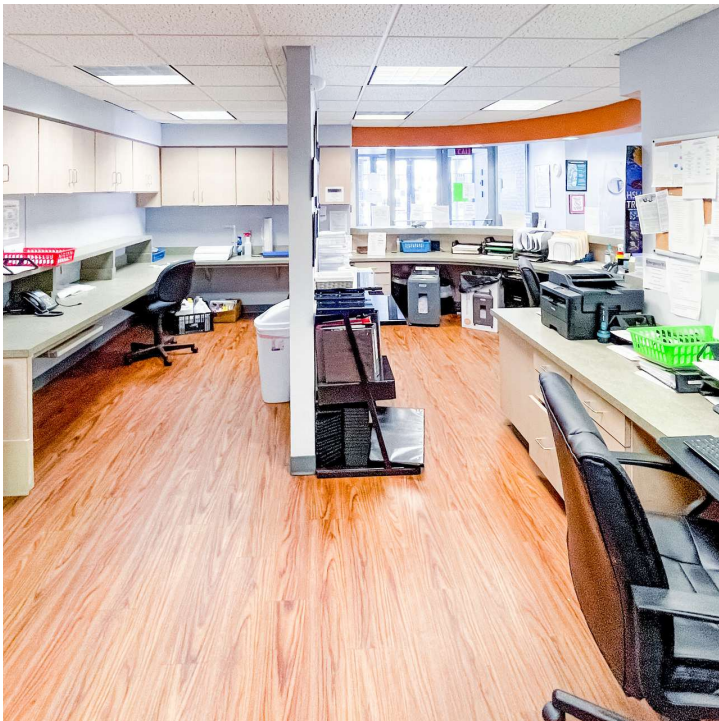
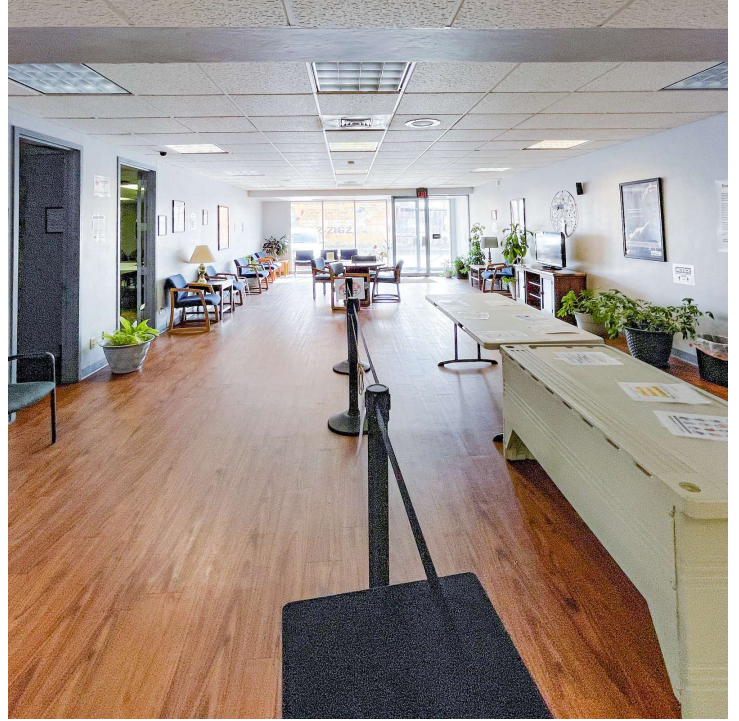
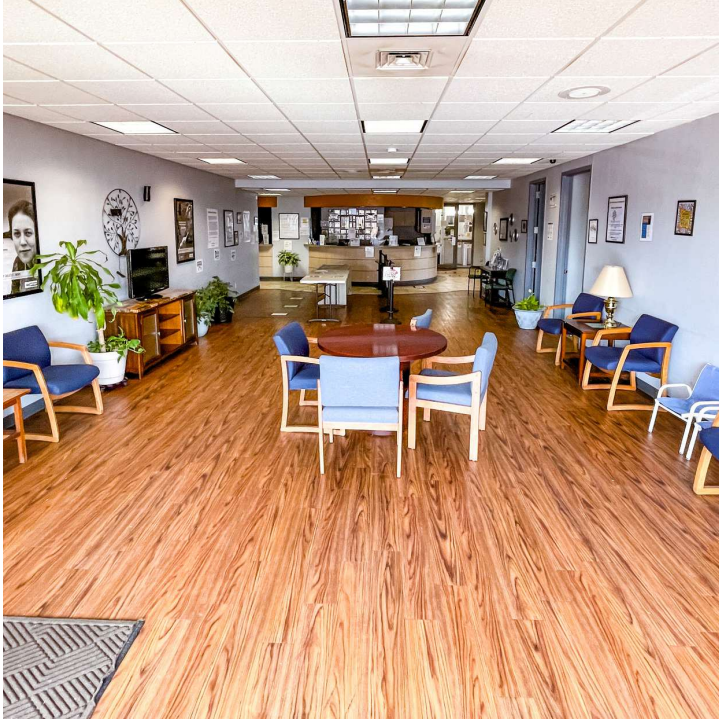
SPACE SIZE

| | | |
|-------------|---------------|----------|
| 4901 S Penn | \$15.00 SF/yr | 7,981 SF |
|-------------|---------------|----------|

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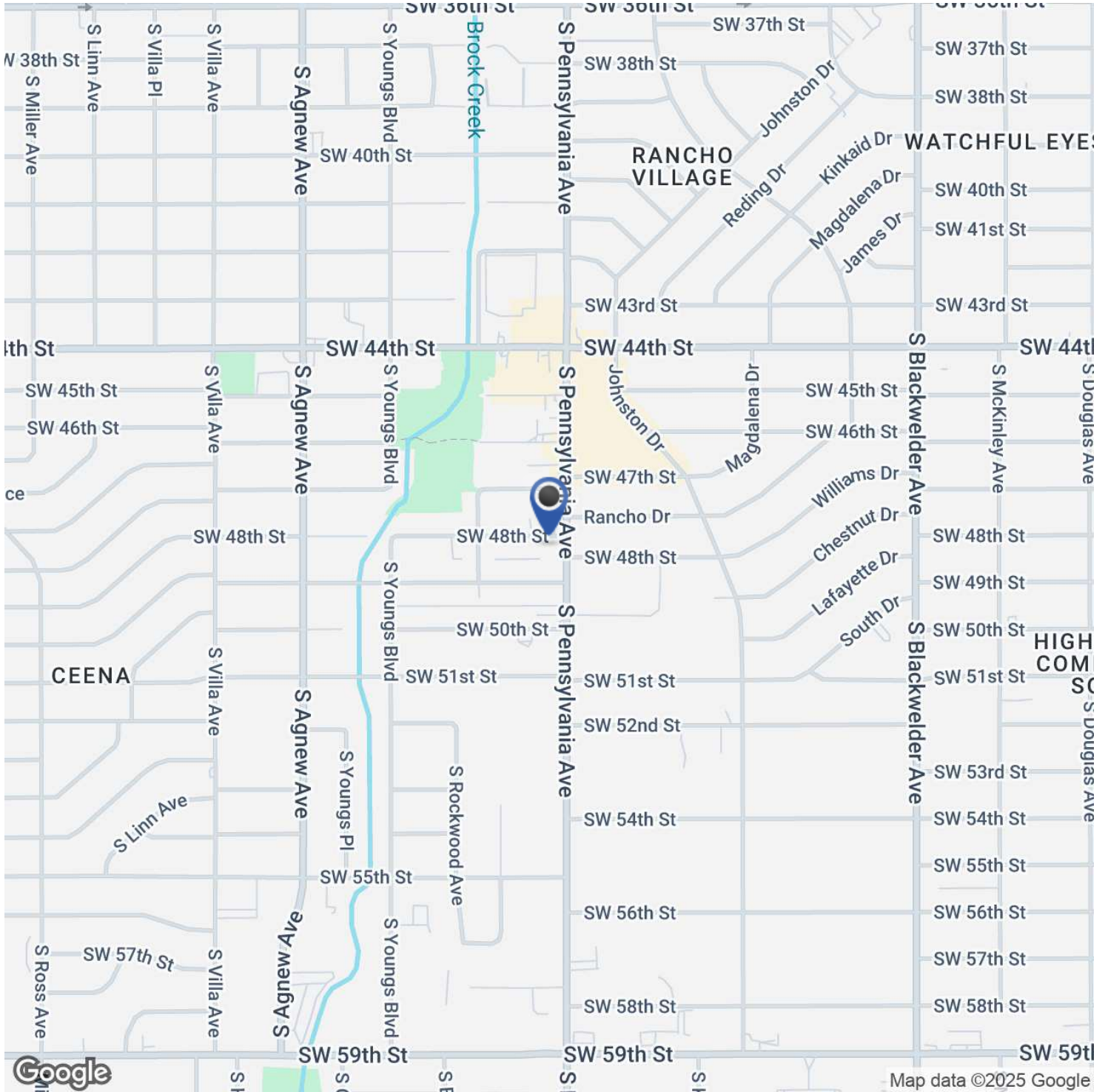
ADDITIONAL PHOTOS



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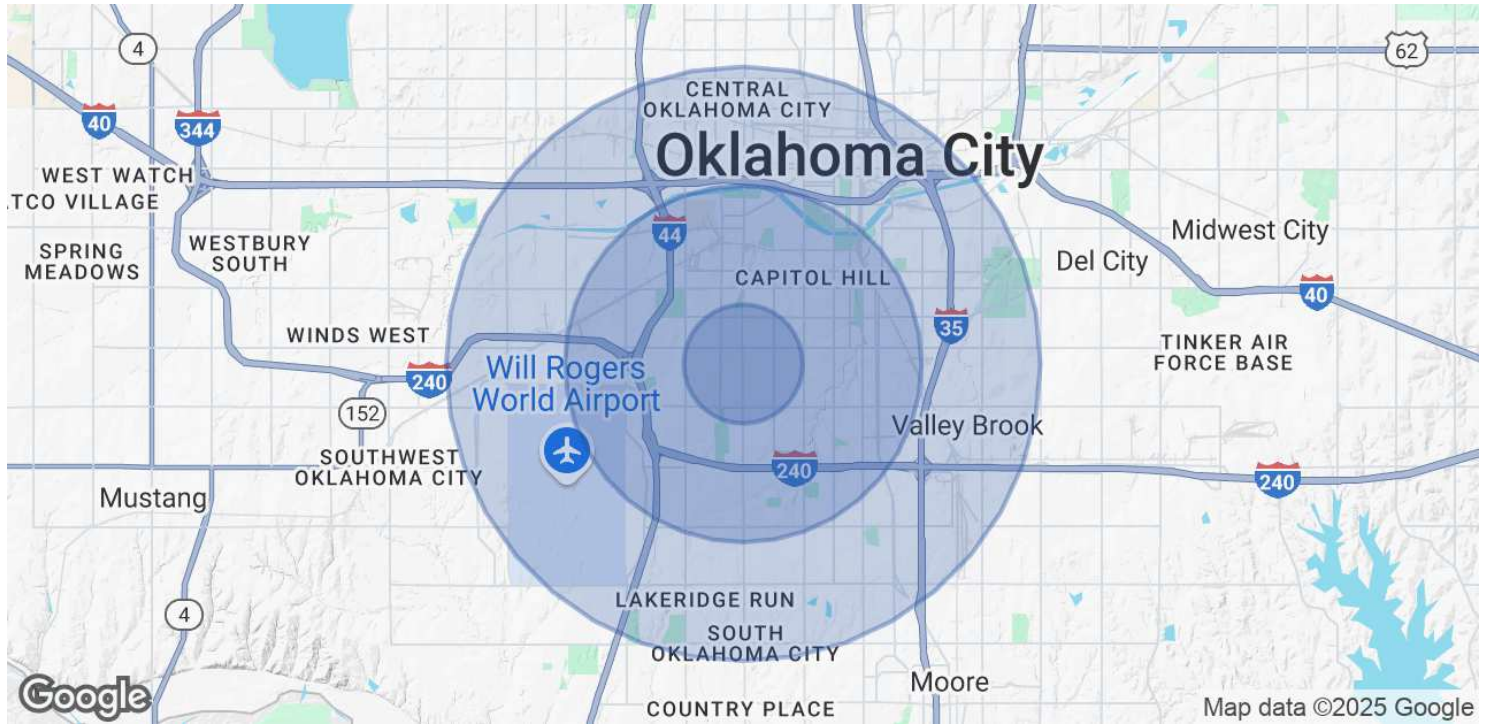
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



| POPULATION | 1 MILE | 3 MILES | 5 MILES |
|----------------------|-----------|-----------|-----------|
| Total Population | 20,509 | 106,366 | 198,757 |
| Average Age | 34 | 35 | 36 |
| Average Age (Male) | 33 | 34 | 36 |
| Average Age (Female) | 35 | 35 | 37 |
| HOUSEHOLDS & INCOME | 1 MILE | 3 MILES | 5 MILES |
| Total Households | 6,705 | 37,513 | 73,726 |
| # of Persons per HH | 3.1 | 2.8 | 2.7 |
| Average HH Income | \$54,813 | \$54,103 | \$63,378 |
| Average House Value | \$119,748 | \$129,884 | \$175,791 |

Demographics data derived from AlphaMap

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