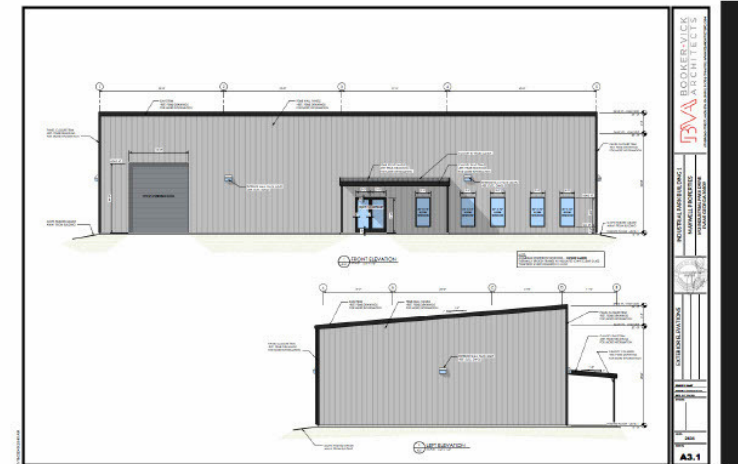
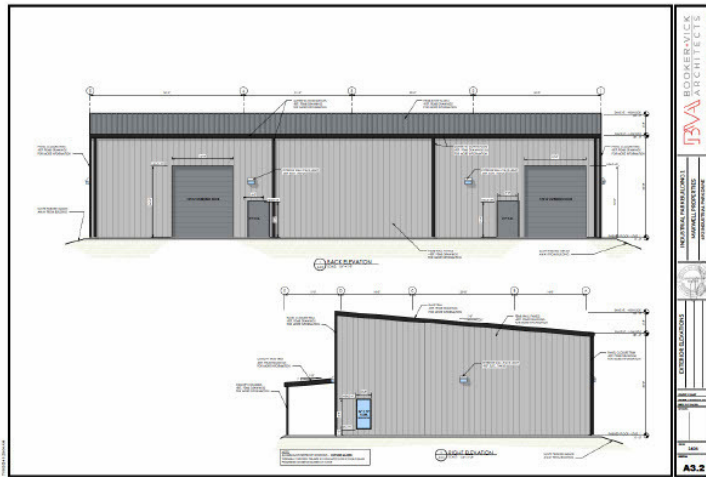


Property Summary



PROPERTY DESCRIPTION

This property features a modern, versatile layout suitable for a range of business operations. Key attributes include ample parking, high ceilings, and large windows that ensure a well-lit and open interior. Its strategic location provides convenient access to major transportation routes, offering efficient connectivity for business needs. With its well-considered design and favorable positioning, this space represents a solid opportunity for enhancing your business operations.

OFFERING SUMMARY

Lease Rate:	\$14.50 SF/yr (MG)
Number of Units:	2
Available SF:	2,000 - 4,000 SF
Lot Size:	2.101 Acres
Building Size:	6,000 SF

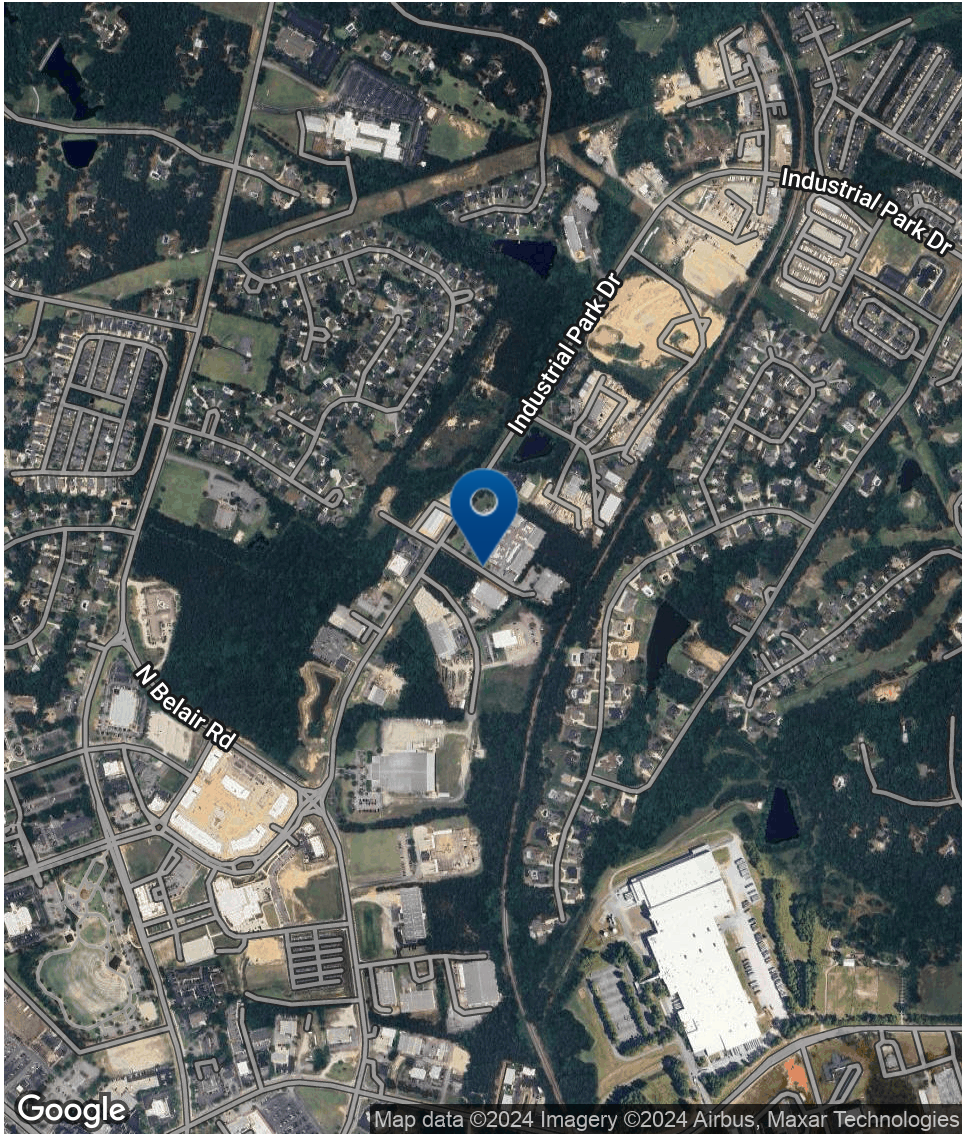
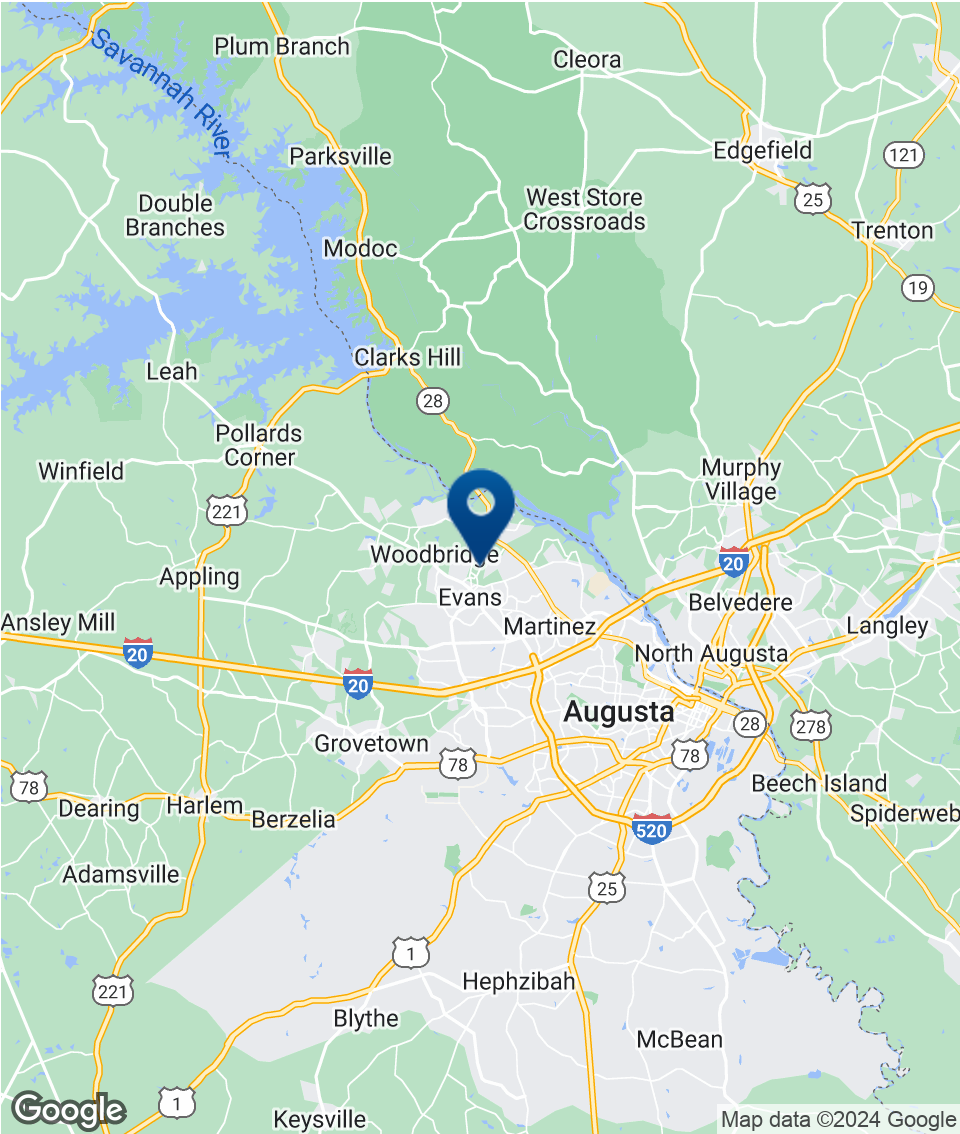


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PROPERTY HIGHLIGHTS

- Prime Location
- Brand New Construction
- Energy-Efficient LED Lighting
- Convenient On-Grade Door Access
- Flexible Layout Options: 2000 sf & 4000 sf available
- Ample On-Site Parking
- High Ceilings
- Large Windows
- Proximity to Major Transportation Routes

Location Map



SHERMAN & HEMSTREET
Real Estate Company

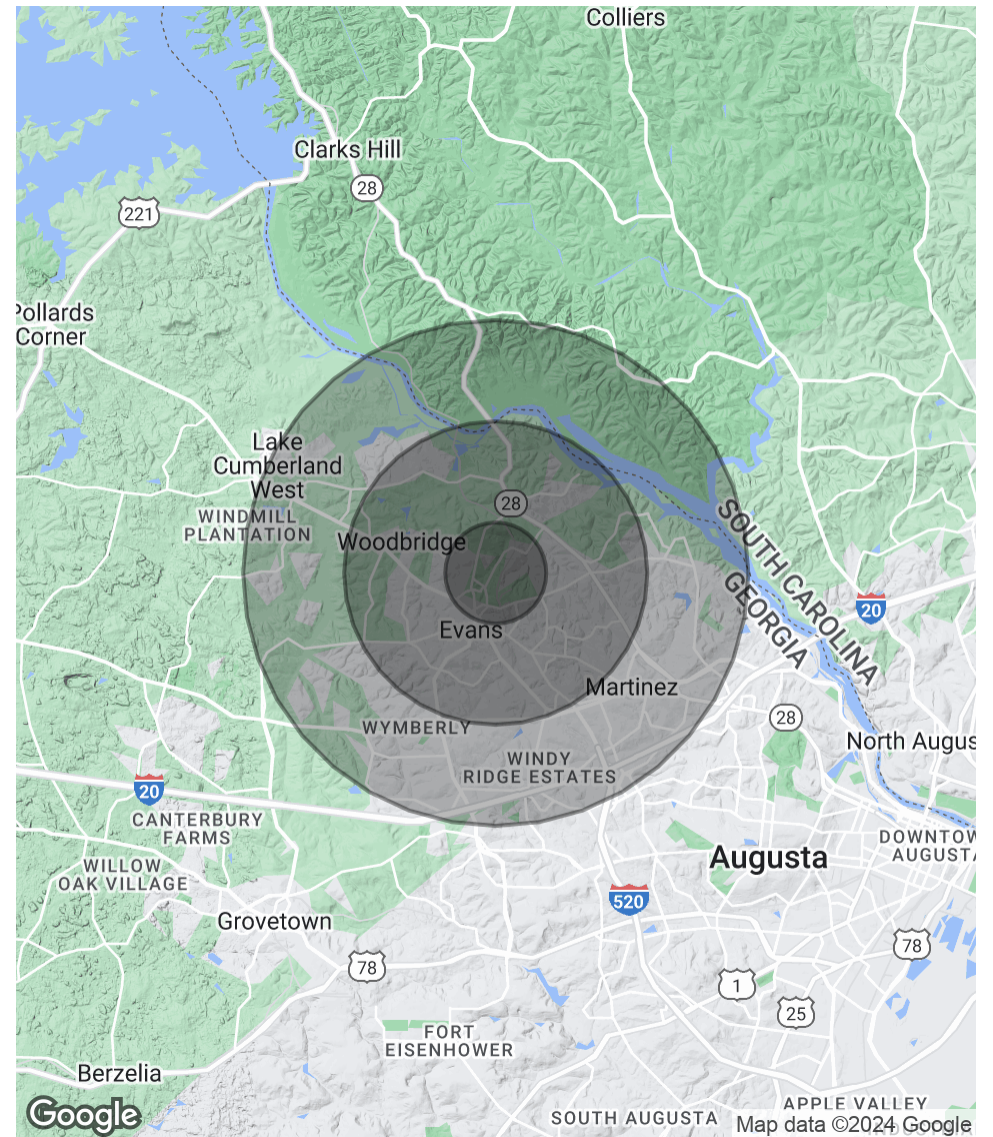
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Demographics Map & Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,667	46,155	110,328
Average Age	43	41	40
Average Age (Male)	42	40	39
Average Age (Female)	44	43	41

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,895	17,148	41,845
# of Persons per HH	2.5	2.7	2.6
Average HH Income	\$140,973	\$137,203	\$129,623
Average House Value	\$379,050	\$334,023	\$319,537

Demographics data derived from AlphaMap



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