



PROPERTY FEATURES:

- **For Sale: \$15/SF**
For Lease or Build-to-Suit
- Lease rate negotiable
- Lot Size: 1.10 acres
- Building Size: 10,000 square feet
- Located at the lighted intersection of SE 37th Street and Highway 141
- 39,000 VPD (2016)
- First intersection after future flyover
- Tenant improvements available
- Building and monument signage
- Total population in 2017:
1 mile 2,550 | 3 miles 41,416 | 5 miles 119,719

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