

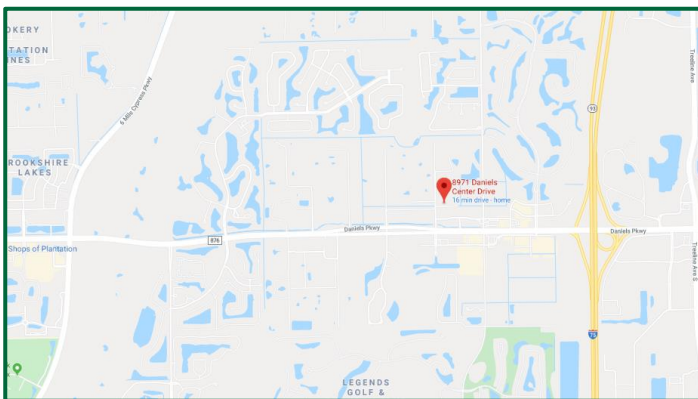


PROPERTY SUMMARY

Daniels Center is a well-maintained commercial condominium center with ample parking.

Conveniently located within the Daniels Parkway corridor and close to I-75.

Unit 301 was a former day spa and built-out with (4) private offices including (1) fully tiled restroom, (1) office has a shower room, reception area with granite counter and seating area. Flooring has been upgraded.



PROPERTY HIGHLIGHTS

UNIT	301 - Available December 2024/ \$1,650 Monthly + sales tax
ZONING	CPD - Commercial Planned Development
AVAILABLE	900± SF
RENTAL RATE	\$1,650.00/month (Modified Gross)
YEAR BUILT	2005

- Signage on building/space on pylon available for rent
- Medical, Professional Office & Retail Uses
- Superior traffic count: 51,800 AADT=2018

DEMOGRAPHICS

	2019	1 Mile	3 Miles	5 Miles
Population		3,793	24,551	90,067
Avg. HH Income		\$122,572	\$111,635	\$86,575
Households		1,645	11,022	40,263

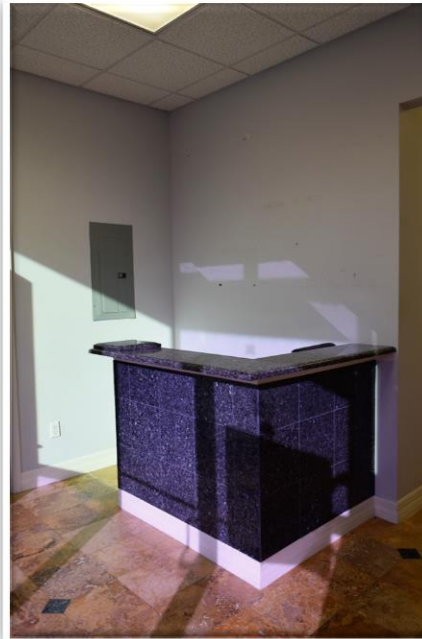
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FOR LEASE



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