

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Lease Rate:	\$17 SF/yr (MG)
Building Size:	9,756 SF
Available SF:	4,761 - 9,756 SF
Year Built:	1997

### PROPERTY OVERVIEW

This versatile 4,761 sq. ft. office space is adaptable for various purposes, including a daycare or traditional office use. It features an open layout with abundant natural light and can be customized to suit your needs. With multiple rooms and versatile workspaces, it offers great flexibility. Conveniently located and well-maintained, it's ideal for businesses seeking a versatile and centrally located office space. This property can easily accommodate a daycare, making it a compelling option for both office and childcare operations, offering a blend of functionality and adaptability.

SPACES	LEASE RATE	SPACE SIZE
15200 Building A	\$17.00 SF/yr	4,995 - 9,756 SF
15200 Building B	\$17.00 SF/yr	4,761 - 9,756 SF

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TYLER HUXLEY

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GARRETT MCGINNIS

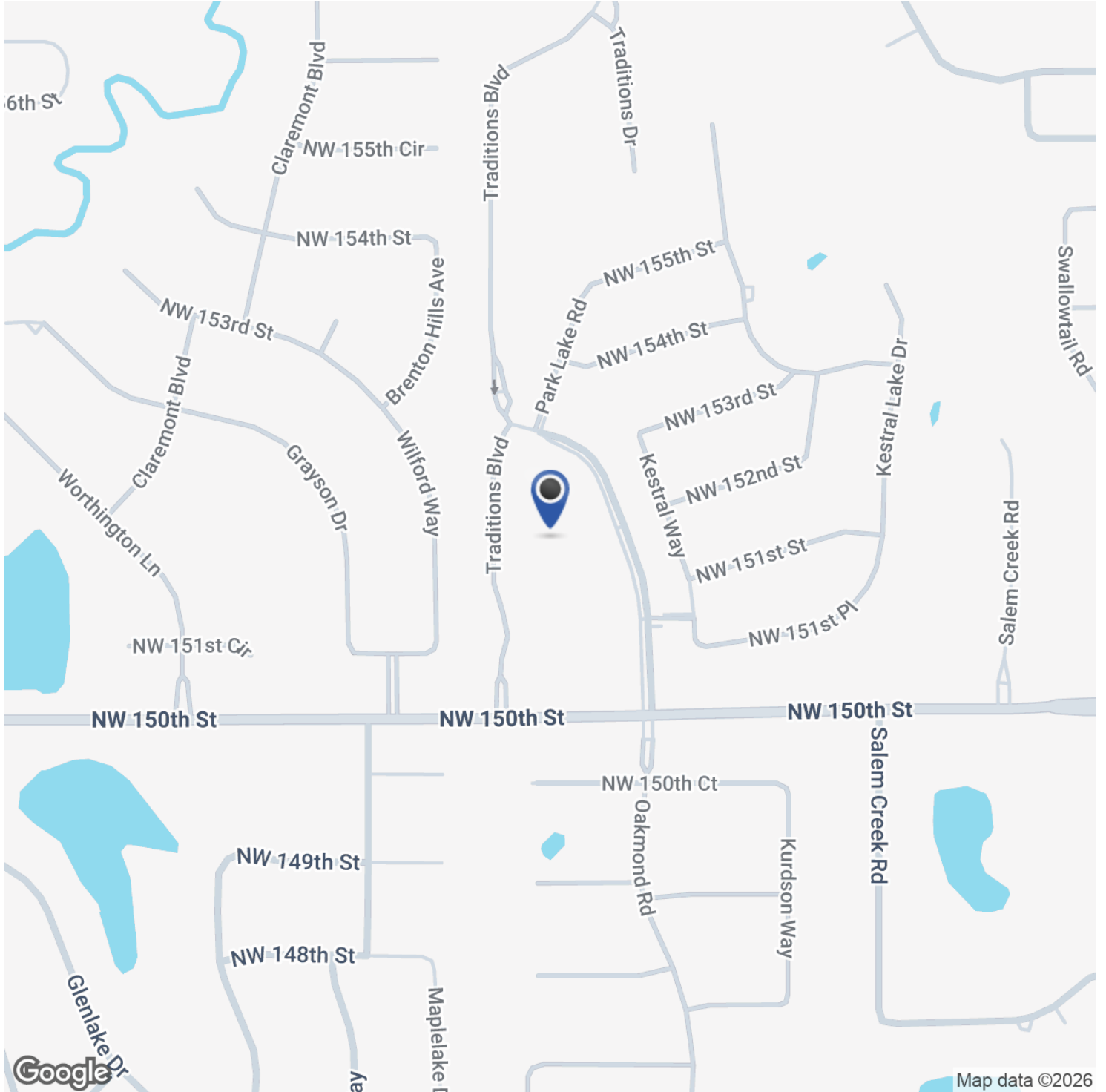
## ADDITIONAL PHOTOS



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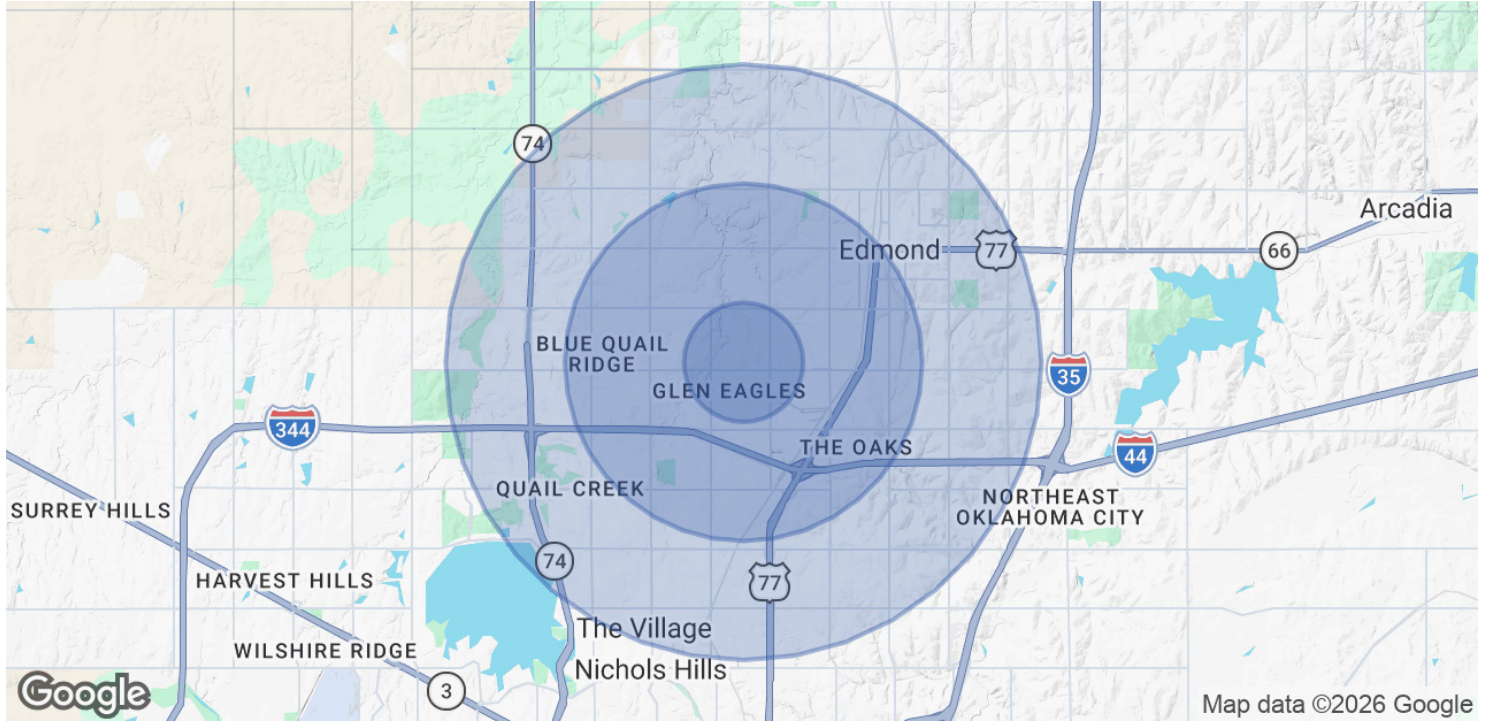
## LOCATION MAP



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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,489	78,041	182,393
Average Age	38.1	35.6	35.5
Average Age (Male)	38.2	33.5	33.8
Average Age (Female)	37.9	37.5	36.8

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,237	35,879	79,627
# of Persons per HH	2.6	2.2	2.3
Average HH Income	\$121,323	\$78,859	\$85,347
Average House Value	\$232,683	\$168,608	\$199,237

2020 American Community Survey (ACS)

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