

PROPERTY SUMMARY

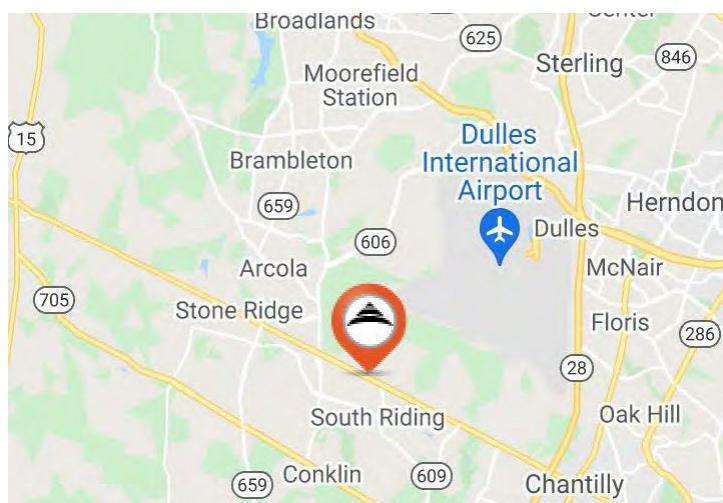


**SUMMARY**

Available SF:	1,178 SF – 11,655 SF
Parking Ratio:	6.6 / 1,000
Rental Rate:	\$50/sf+NNN (NNN = approx. \$9.85/sf)
Est. Delivery Date:	May 2026

**PROPERTY HIGHLIGHTS**

- With Road Frontage and Signage
- Supply Constraint Rt. 50 Corridor
- Nearby Amenities include Restaurants, Hotel, Gym and Shopping
- Approved Drive Thru with Unit 7, call for pricing
- Approved Uses include Office Space, Restaurant, Retail, Medical/Dental, Education Uses, Personal Services, And Financial Institution



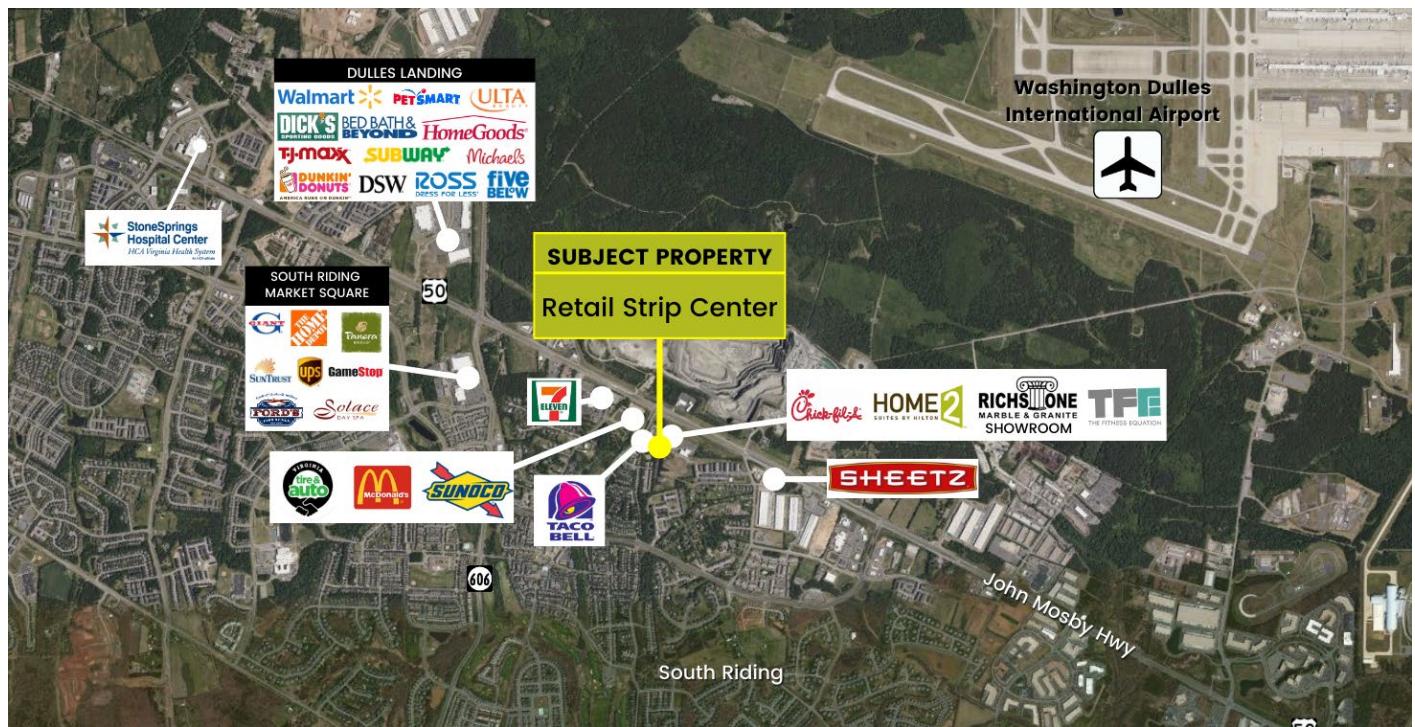
Demographics	2 Miles	5 Miles	10 Miles
Total Households:	9,896	44,313	236,181
Total Population:	32,396	142,902	683,085
Median HH Income	\$171,356	\$174,465	\$142,203

The information above was furnished to us by sources we believe to be reliable, but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

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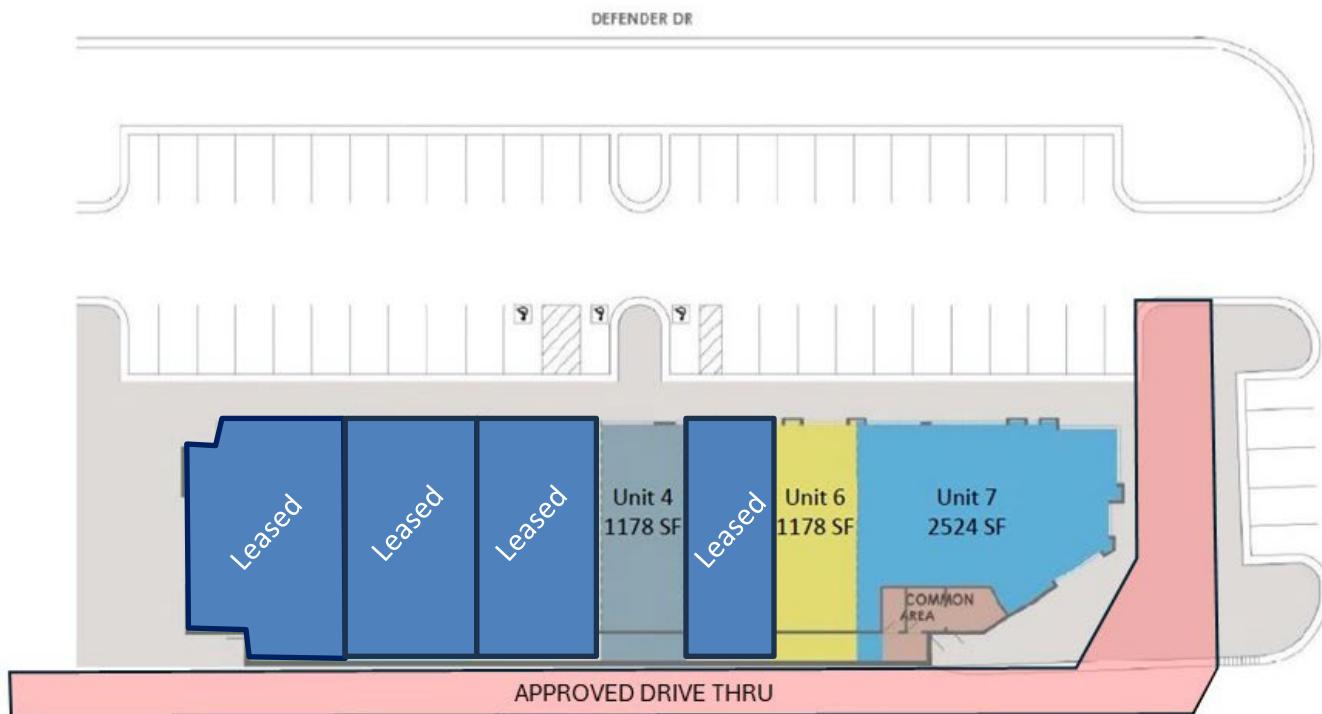
AERIAL MAPS



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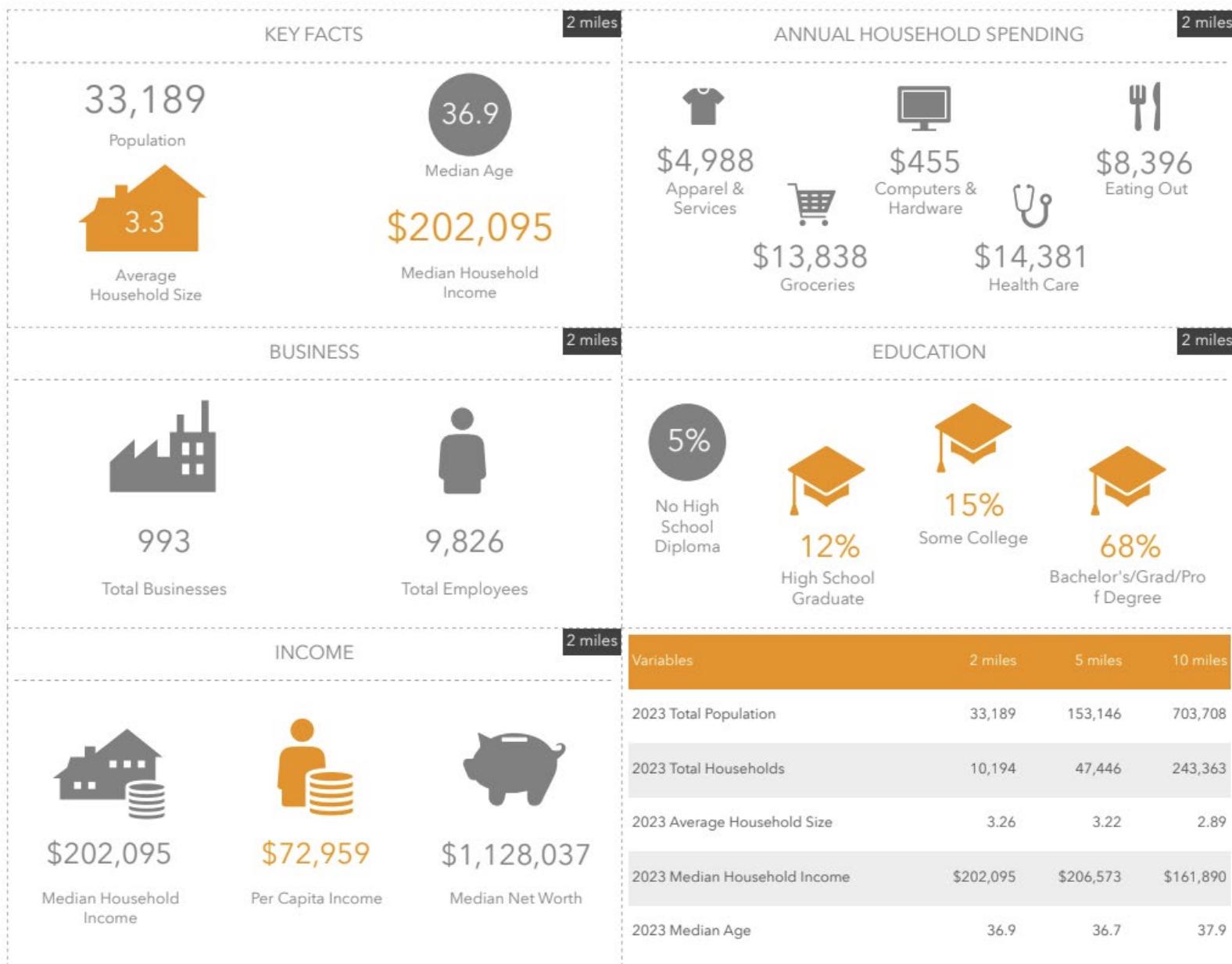
Unit	Rentable SF	Tenant
1	2063	Leased
2	1767	Leased
3	1767	Leased
4	1178	Available
5	1178	Leased
6	1178	Available
7	2524	Available

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