



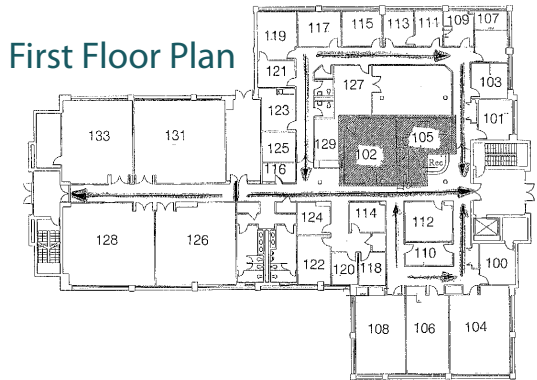
FOR SALE/LEASE

HIGHLIGHTS:

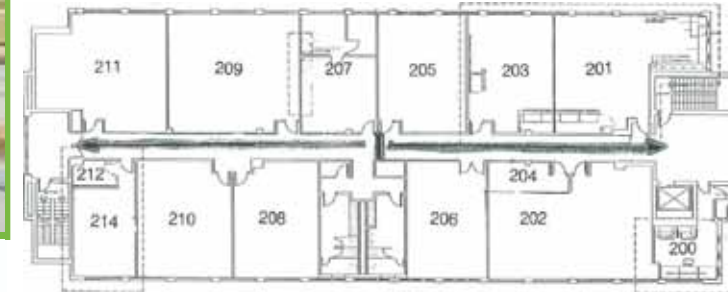
- Excellent Access to All Major Highways
- Zoned OIC, Enterprise Zone
- 3.22 ± Acres
- Abundant Amenities in Close Proximity
- 180 ± Parking Spaces
- Ballasted EDPM Roof System
- Sprinklers plus Halon System
- Double Door Loading Entrance

FLOOR PLANS

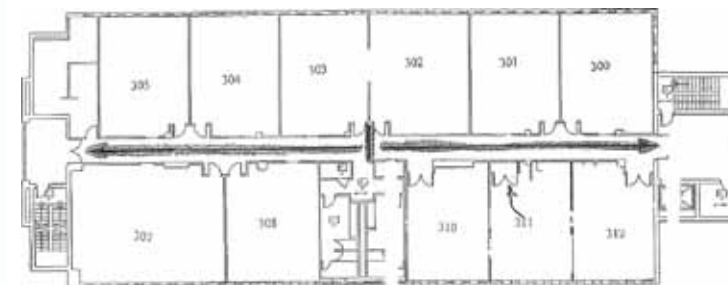
First Floor Plan



Second Floor Plan

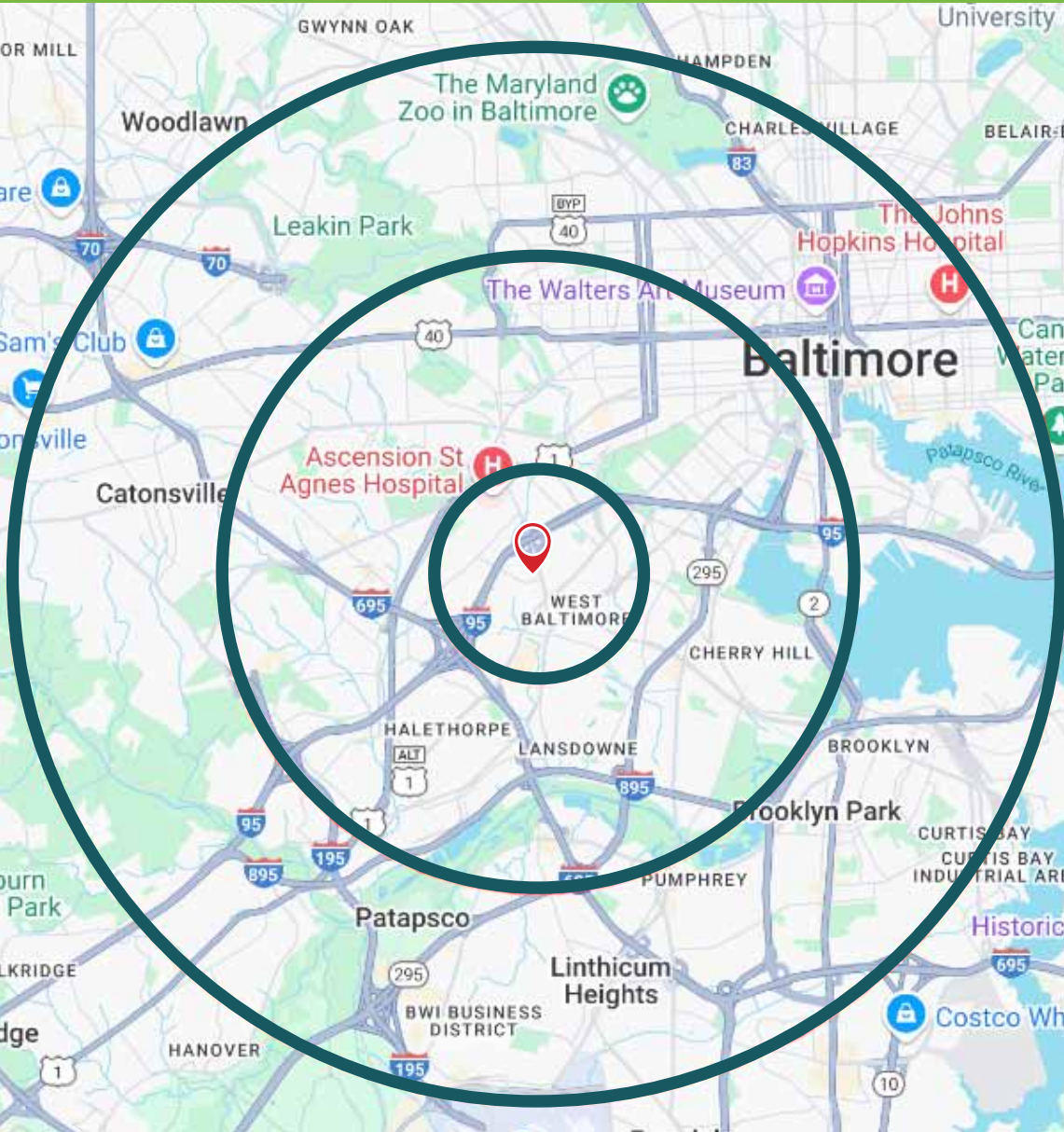


Third Floor Plan





1520 South Caton Avenue



DEMOGRAPHICS 2025

1 MILES 3 MILES 5 MILES

Population

9,764

151,885

402,166

Households

3,777

59,573

170,544

Average HH Income

\$73,527

\$69,143

\$80,547



AERIAL MAP



RETAIL MAP





RETAIL MAP





For More Information Please Contact:



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