



**Property Description**

Tannery is the ideal blend of functionality and flexibility, designed to meet the diverse needs of today’s businesses. This unique mixed-use development offers a combination of light industrial, flex space, office, storage, and retail options, making it perfect for a variety of enterprises.

**Location Description**

Located on Coombs Street, this property is strategically situated to offer seamless access to both local and tourist commerce. Enjoy easy access to major thoroughfares, including Imola Avenue, Soscol Avenue, Jefferson St, and Highway 29, ensuring effortless connectivity for clients and visitors.

**Spaces**

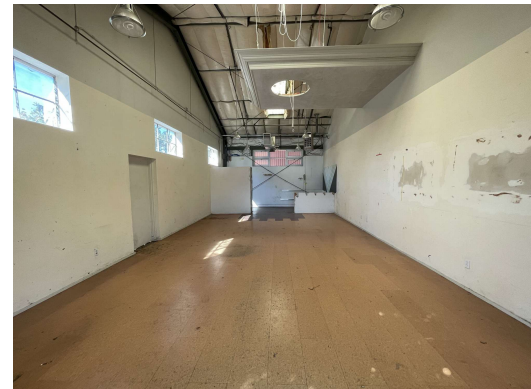
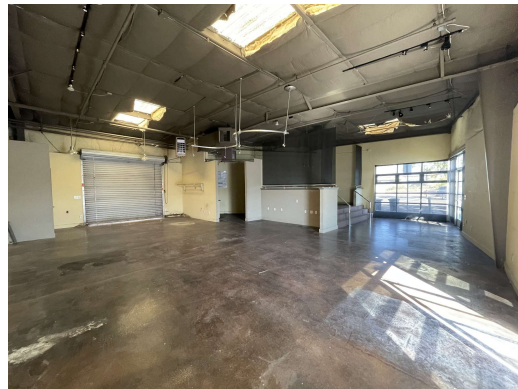
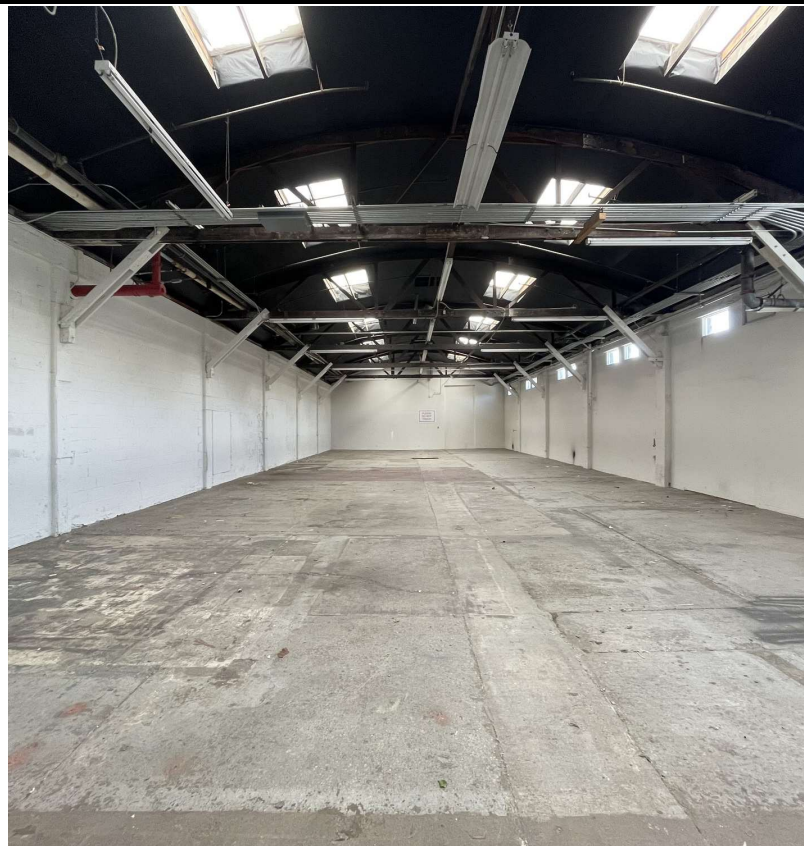
**Lease Rate**

**Space Size**

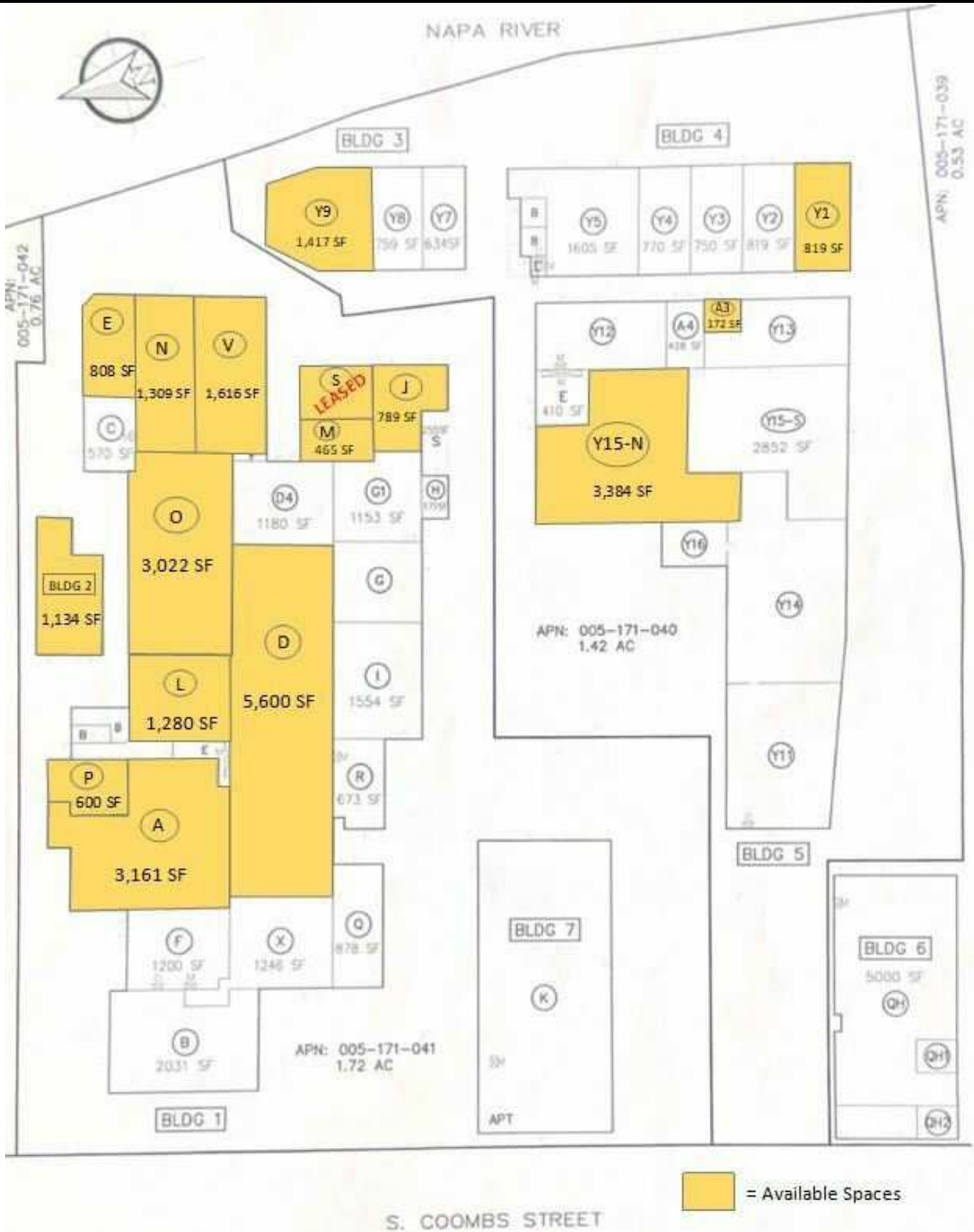
Spaces	Lease Rate	Space Size
101 S Coombs St Unit A	\$2.75 SF/month	3,161 SF
101 Coombs St Unit A3	\$1.40 SF/month	172 SF
101 S Coombs St Unit B2	\$2.00 SF/month	1,134 SF
101 S Coombs St Unit D	\$1.40 SF/month	5,600 SF
101 S Coombs St Unit J	\$1.50 SF/month	789 SF
101 S Coombs St Unit M	\$1.75 SF/month	465 SF
101 S Coombs St Unit O	\$1.50 SF/month	3,022 SF
101 S Coombs St Unit V	Negotiable	1,616 SF
101 S Coombs St Unit Y1	\$3.00 SF/month	819 SF
101 S Coombs St Unit Y9	\$3.00 SF/month	1,417 SF
101 S Coombs St Unit Y-15N	\$1.40 SF/month	3,384 SF
101 S Coombs St Unit E	\$2.25 SF/month	808 SF
101 S Coomb St Unit N	\$2.00 SF/month	1,309 SF

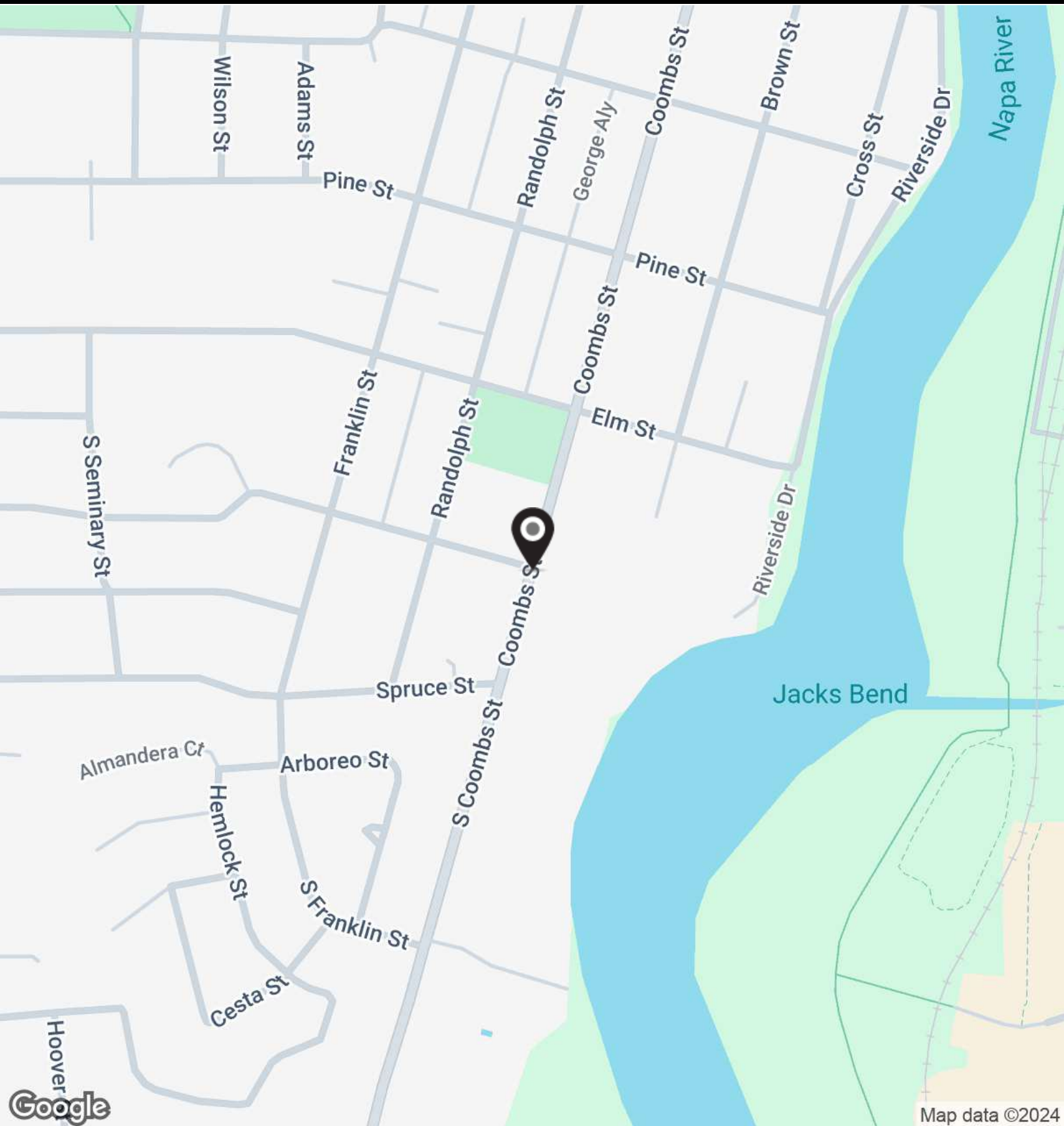
**Unit Use Description**

- Unit A - Office (3,161/Sf @ \$2.75/Sf/mo + NNN/Sf/mo)
- Unit A3 - Storage (172/Sf @ \$1.40/Sf/mo + NNN/Sf/mo)
- Unit B2 - Warehouse (1,134/Sf @ \$2/Sf/mo + NNN/Sf/mo)
- Unit D - Warehouse (5,212/Sf @ \$1.40/Sf/mo + NNN/Sf/mo)
- Unit J - Flex (789/Sf @ \$1.50/Sf/mo + NNN/Sf/mo)
- Unit M - Office (465/Sf @ \$1.75/Sf/mo + NNN/Sf/mo)
- Unit O - Warehouse (3,002/Sf @ \$1.50/Sf/mo + NNN/Sf/mo)
- Unit V - Flex (1616/Sf @ Negotiable + NNN/Sf/mo)
- Unit Y1 - Retail/Office (819/Sf @ \$3/Sf/mo + NNN/Sf/mo)
- Unit Y9 - Retail Office (1,417/Sf @ \$3/Sf/mo + NNN/Sf/mo)
- Unit Y15N - Warehouse (3,384/Sf @ \$1.40/Sf/mo + NNN/Sf/mo)









Population	0.3 Miles	0.5 Miles	1 Mile
Total Population	1,383	3,923	16,852
Average Age	39	40	40
Average Age (Male)	39	39	39
Average Age (Female)	40	40	42

Households & Income	0.3 Miles	0.5 Miles	1 Mile
Total Households	513	1,500	6,254
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$106,666	\$105,387	\$122,049
Average House Value	\$918,467	\$995,203	\$1,000,037

\* Demographic data derived from 2020 ACS - US Census



Population  
**3,923**



Median Home Value  
**\$995,203**



Average Household  
Income  
**\$105,387**



Average Age  
**40**

