



PROPERTY DESCRIPTION

Prime Route 611 office / professional space located in Metropolitan Plaza. This beautifully maintained Class A office building offers a variety of suites ideal for general office, professional, or medical uses. Plenty of parking and highly visible signage available as well.

PROPERTY HIGHLIGHTS

- A variety of floorplan layouts
- Turnkey office / professional suites available
- Tremendous location directly off Route 611
- Great window lines and ample natural light
- Large parking lot
- Pristine Class A building, built in 2004

OFFERING SUMMARY

Lease Rate:	\$17.75 SF/yr (MG; Negotiable)
Number of Units:	4
Available SF:	2,725 - 3,610 SF
Lot Size:	2.405 Acres
Building Size:	19,632 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	397	1,068	2,789
Total Population	1,065	2,908	7,686
Average HH Income	\$77,455	\$94,415	\$120,249



Presented By

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LEASE INFORMATION

Lease Type:	MG; Negotiable	Lease Term:	Negotiable
Total Space:	2,725 - 3,610 SF	Lease Rate:	\$17.75 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Suite 203	Available	2,725 SF	Modified Gross	\$17.75 SF/yr	Turnkey office/professional space
Suite 205	Available	3,610 SF	Modified Gross	\$17.75 SF/yr	Turnkey office/professional space
Pad Site	Available	2,800 SF	Negotiable	Negotiable	Outparcel with up to 2,800 sf footprint - retail/medical/office

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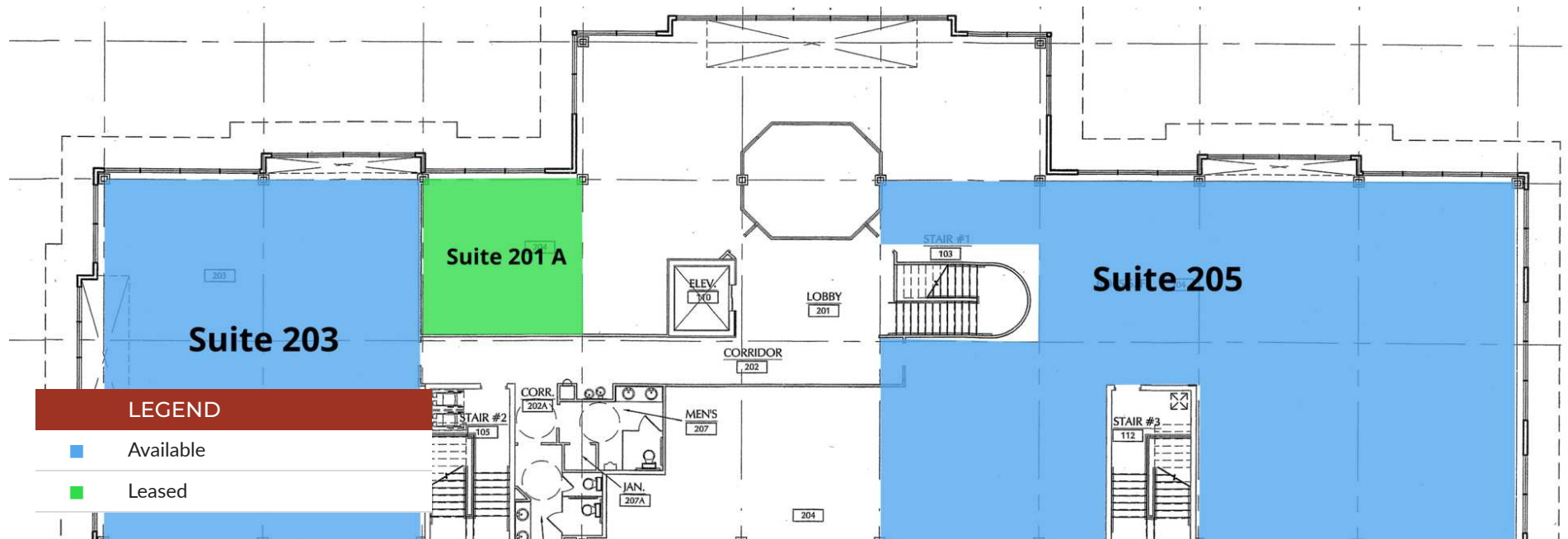
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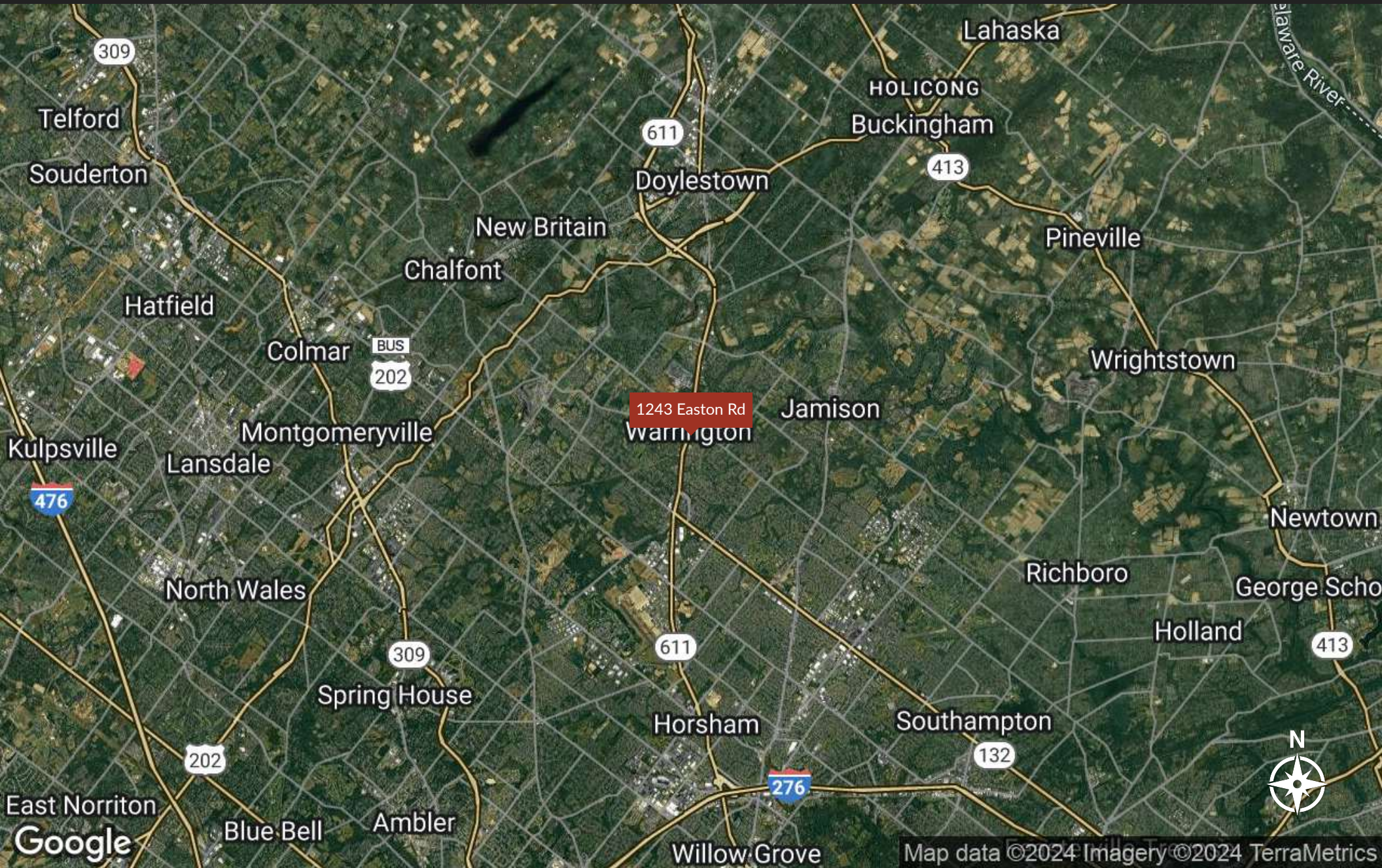
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AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
■ Suite 203	Available	2,725 SF	Modified Gross	\$17.75 SF/yr	Turnkey office/professional space
■ Suite 205	Available	3,610 SF	Modified Gross	\$17.75 SF/yr	Turnkey office/professional space
■ Suite 201 A	-	460 SF	Modified Gross	\$28.70 SF/yr	Turnkey office/professional space



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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	1,065	2,908	7,686
Average Age	35.6	38.2	42.4
Average Age (Male)	35.6	38.4	42.8
Average Age (Female)	34.9	37.1	41.0

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	397	1,068	2,789
# of Persons per HH	2.7	2.7	2.8
Average HH Income	\$77,455	\$94,415	\$120,249
Average House Value	\$342,906	\$353,990	\$382,361

2020 American Community Survey (ACS)

