



### PROPERTY DESCRIPTION

This unit is a 1,250 sf warehouse with a small office area and restrooms. The property has a 10x12 loading door with single phase power. Automotive uses not permitted. Rent includes trash service. Tenant pays electric, water, phone, internet and sales tax.

### PROPERTY HIGHLIGHTS

- Great location west of the airport
- Easy access to I-95 at the west end of Ellis Road
- Small office and restroom included
- Single phase power
- Automotive uses not permitted

### OFFERING SUMMARY

<b>Lease Rate:</b>	\$1,460.00 per month (MG)
<b>Available SF:</b>	1,250 SF
<b>Lot Size:</b>	2.61 Acres
<b>Building Size:</b>	10,000 SF

DEMOGRAPHICS	0.5 MILES	1 MILE	1.5 MILES
<b>Total Households</b>	719	1,922	3,885
<b>Total Population</b>	1,345	4,108	8,861
<b>Average HH Income</b>	\$64,971	\$69,801	\$71,334

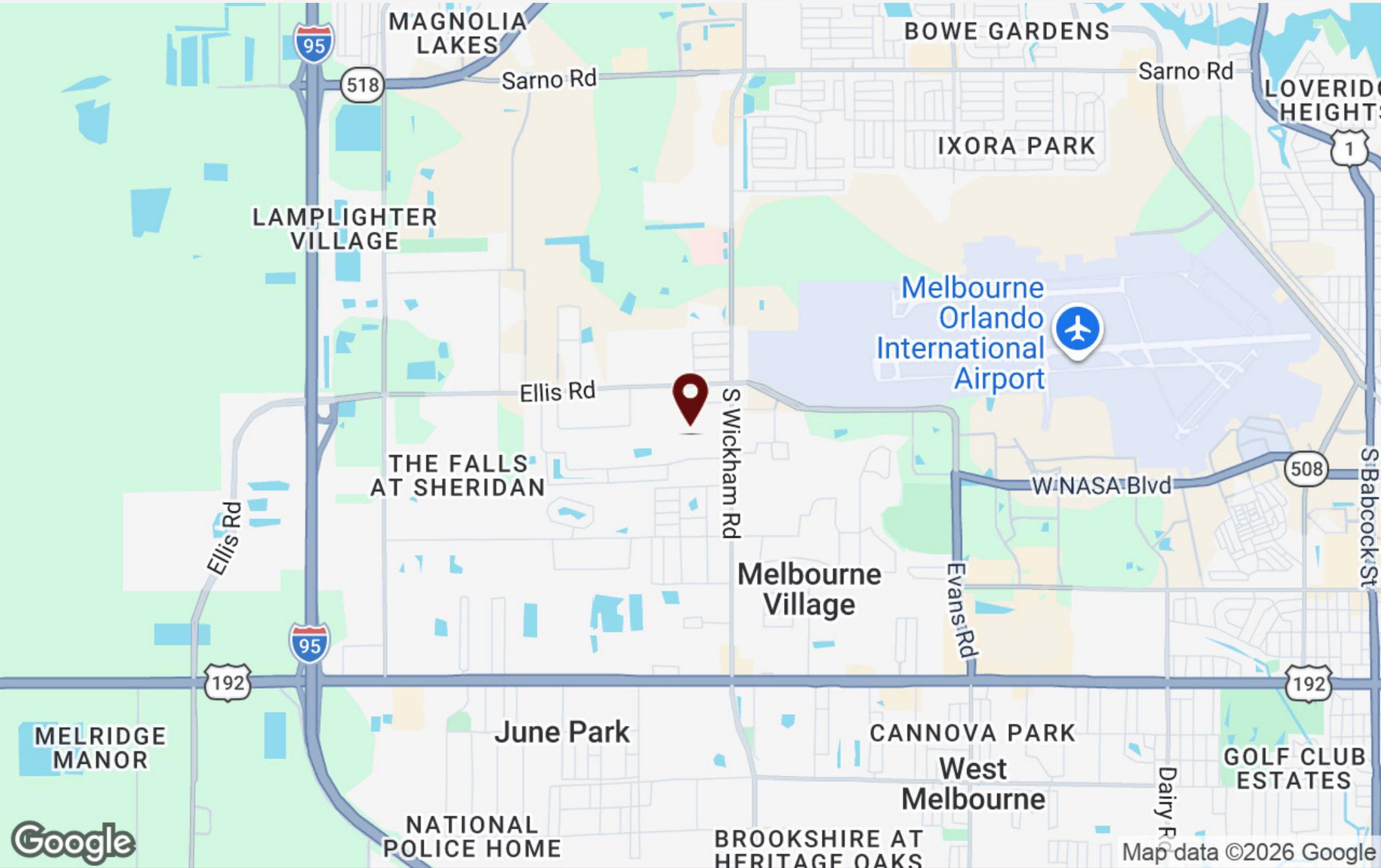
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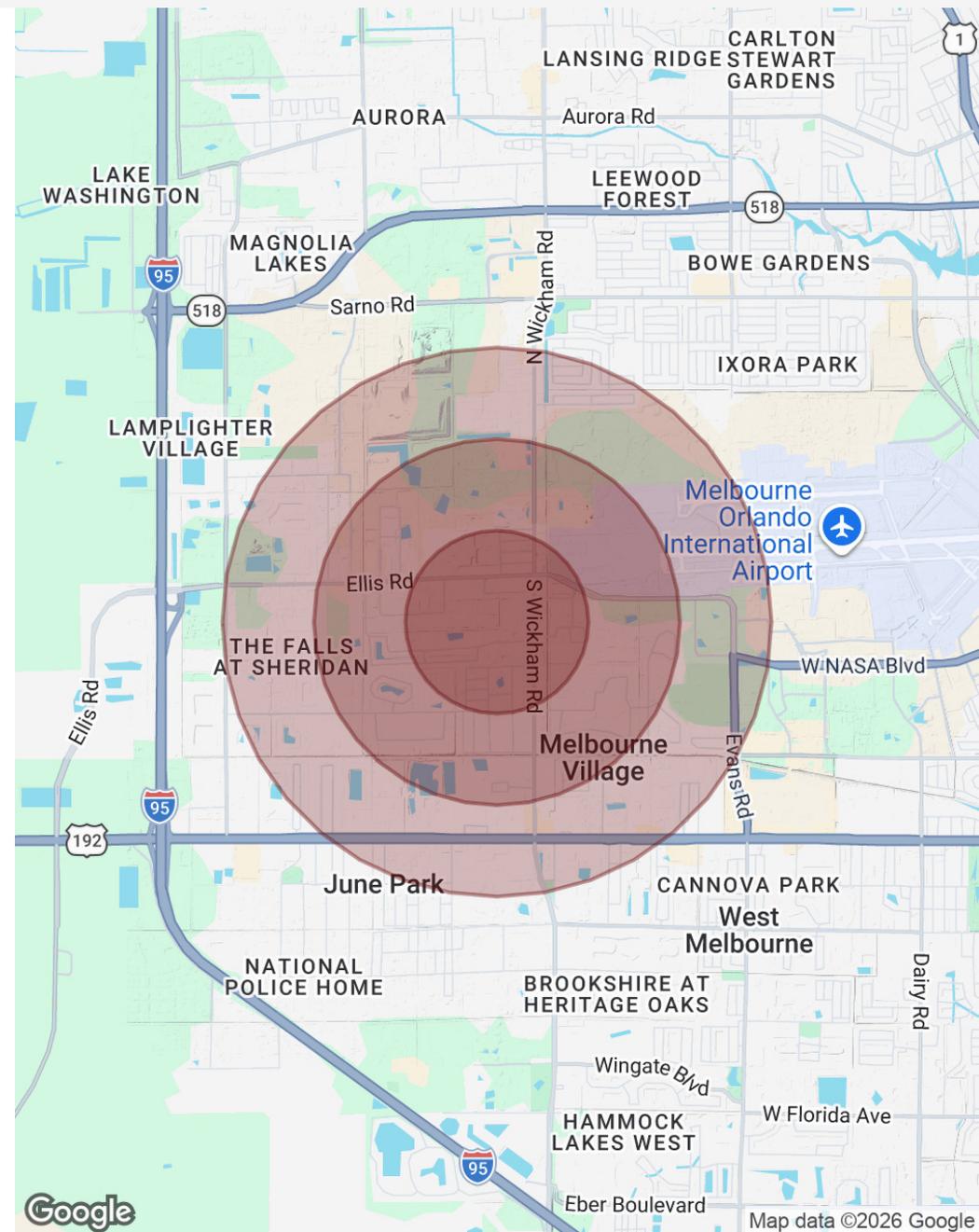


<b>POPULATION</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
Total Population	1,345	4,108	8,861
Average Age	44.5	46.1	45.4
Average Age (Male)	44.8	46.4	45.6
Average Age (Female)	47.6	47.9	47.3

<b>HOUSEHOLDS &amp; INCOME</b>	<b>0.5 MILES</b>	<b>1 MILE</b>	<b>1.5 MILES</b>
Total Households	719	1,922	3,885
# of Persons per HH	1.9	2.1	2.3
Average HH Income	\$64,971	\$69,801	\$71,334
Average House Value	\$177,288	\$202,338	\$210,626

2020 American Community Survey (ACS)



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