

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$1.00 SF/month (MG)
Building Size:	12,450 SF
Available SF:	1,400 - 4,800 SF
Lot Size:	0.64 Acres
Year Built:	2001

PROPERTY OVERVIEW

Welcome to 940 Old Fort Road, a prime lease opportunity boasting a 0.64-acre corner lot with an impressive 351' of combined road frontage. This modern commercial property offers 12,450 +/- square feet of flexible space, featuring an open floor plan that invites natural light. With dedicated parking for both employees and customers, high visibility from three entry points, and a layout suitable for retail, event center, or warehouse space, this property is an ideal canvas for your business vision. Recently renovated with a contemporary façade and modern interior finishes, this centrally located property provides convenient access to major roadways, making it a standout choice for your next business endeavor.

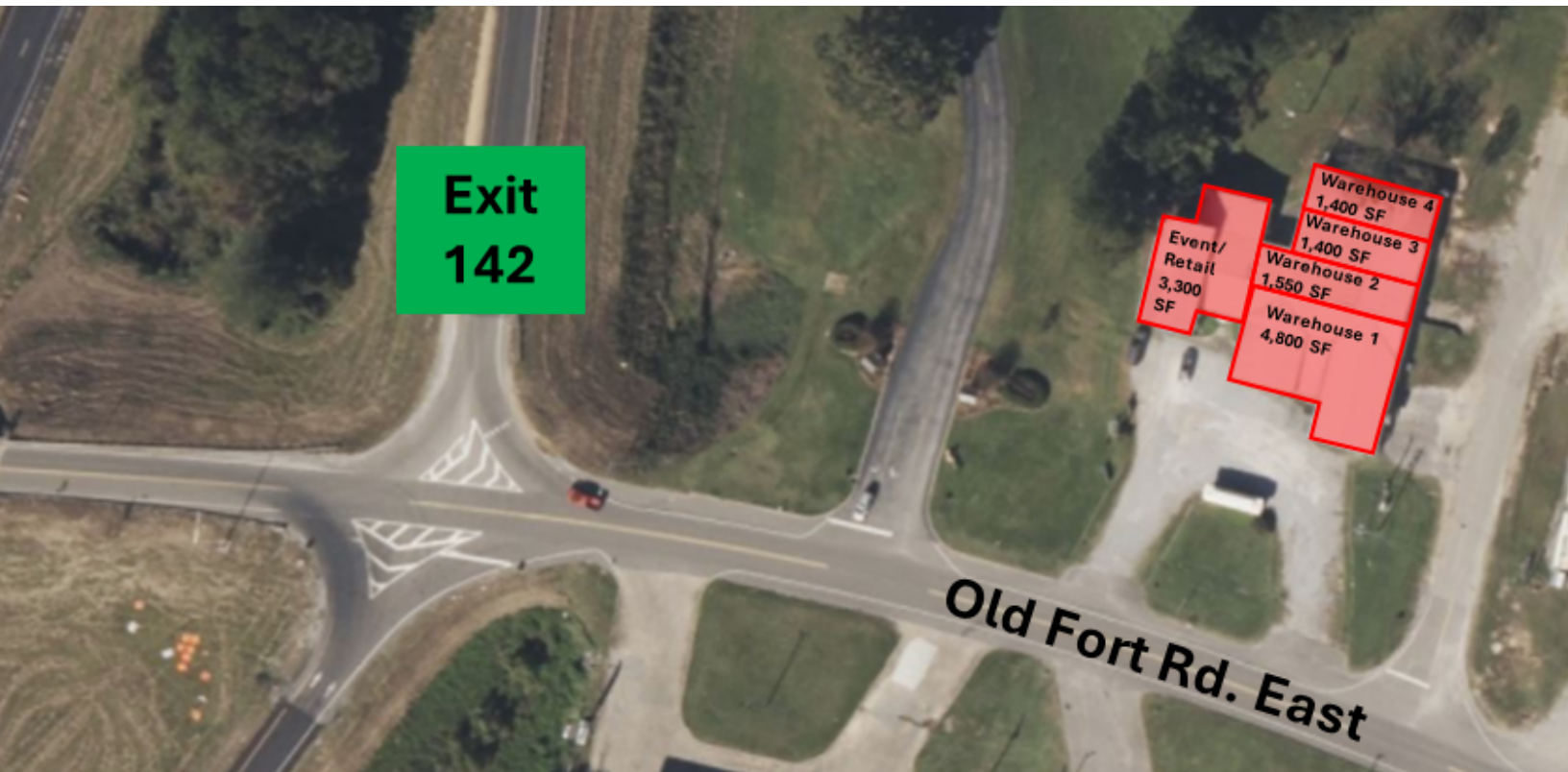
PROPERTY HIGHLIGHTS

- 0.64 acre corner lot
- 351' of total combined road frontage

DEMOGRAPHICS	5 MILES	15 MILES	30 MILES
Total Households	987	9,415	37,056
Total Population	1,830	19,210	73,187
Average HH Income	\$42,081	\$43,262	\$42,274

940 OLD FORT RD. - 12,450 SF ON 0.64 ACRES | RETAIL PROPERTY FOR LEASE

LEASE SPACES



LEASE INFORMATION

Lease Type:	MG	Lease Term:	Negotiable
Total Space:	1,400 - 4,800 SF	Lease Rate:	\$1.00 SF/month

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
940 Old Fort Rd. - 12,450+/- SF on 0.64 acres	-	12,450 SF	Gross	\$1.00 SF/month
Event Center	Available	3,300 SF	Modified Gross	\$1.00 SF/month
Warehouse 1	Available	4,800 SF	Modified Gross	\$1.00 SF/month
Warehouse 2	Available	1,550 SF	Modified Gross	\$1.00 SF/month
Warehouse 3	Available	1,400 SF	Modified Gross	\$1.00 SF/month
Warehouse 4	Available	1,400 SF	Modified Gross	\$1.00 SF/month

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**THE RIGHT PLACE.
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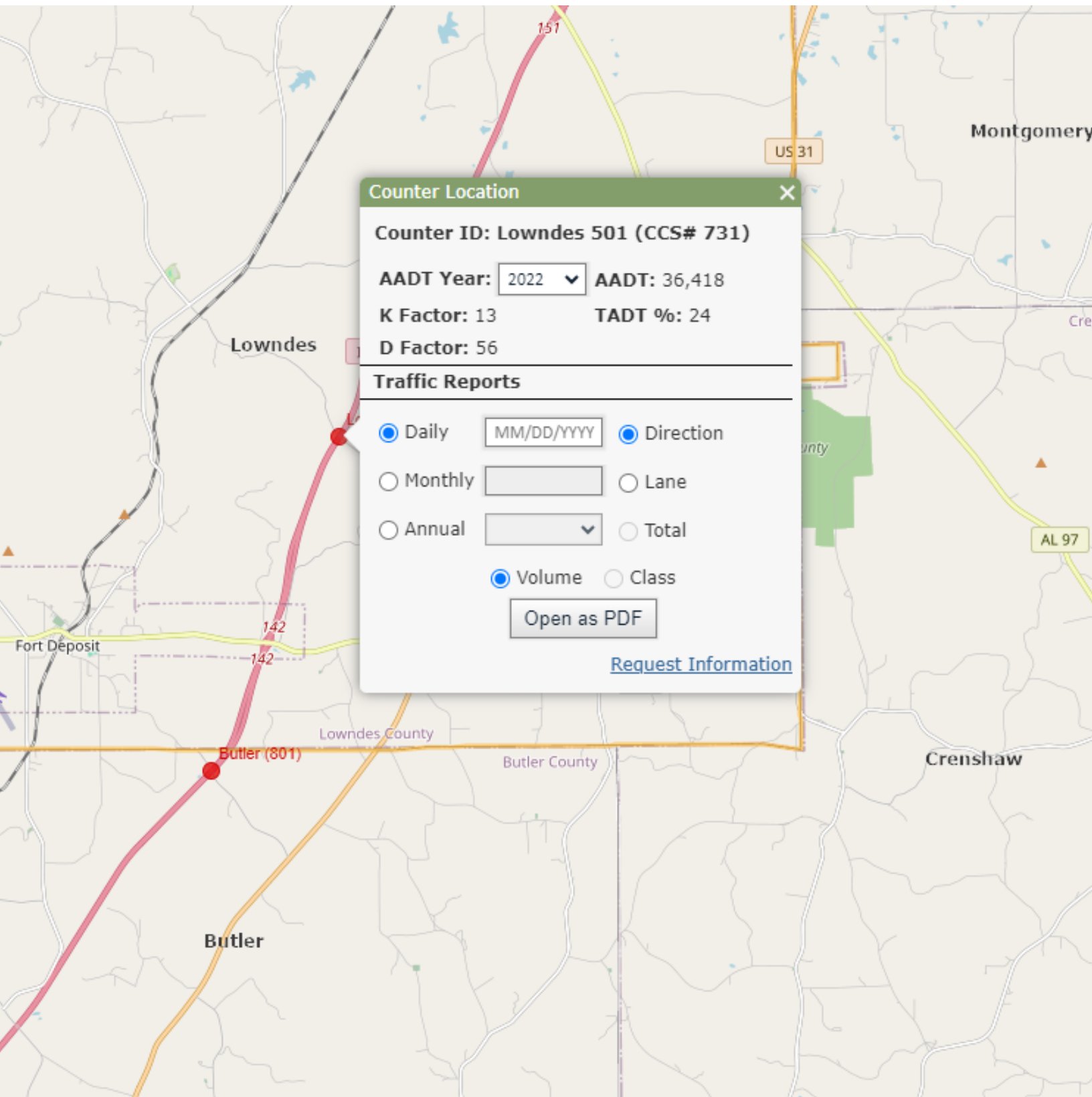
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TRAFFIC DATA



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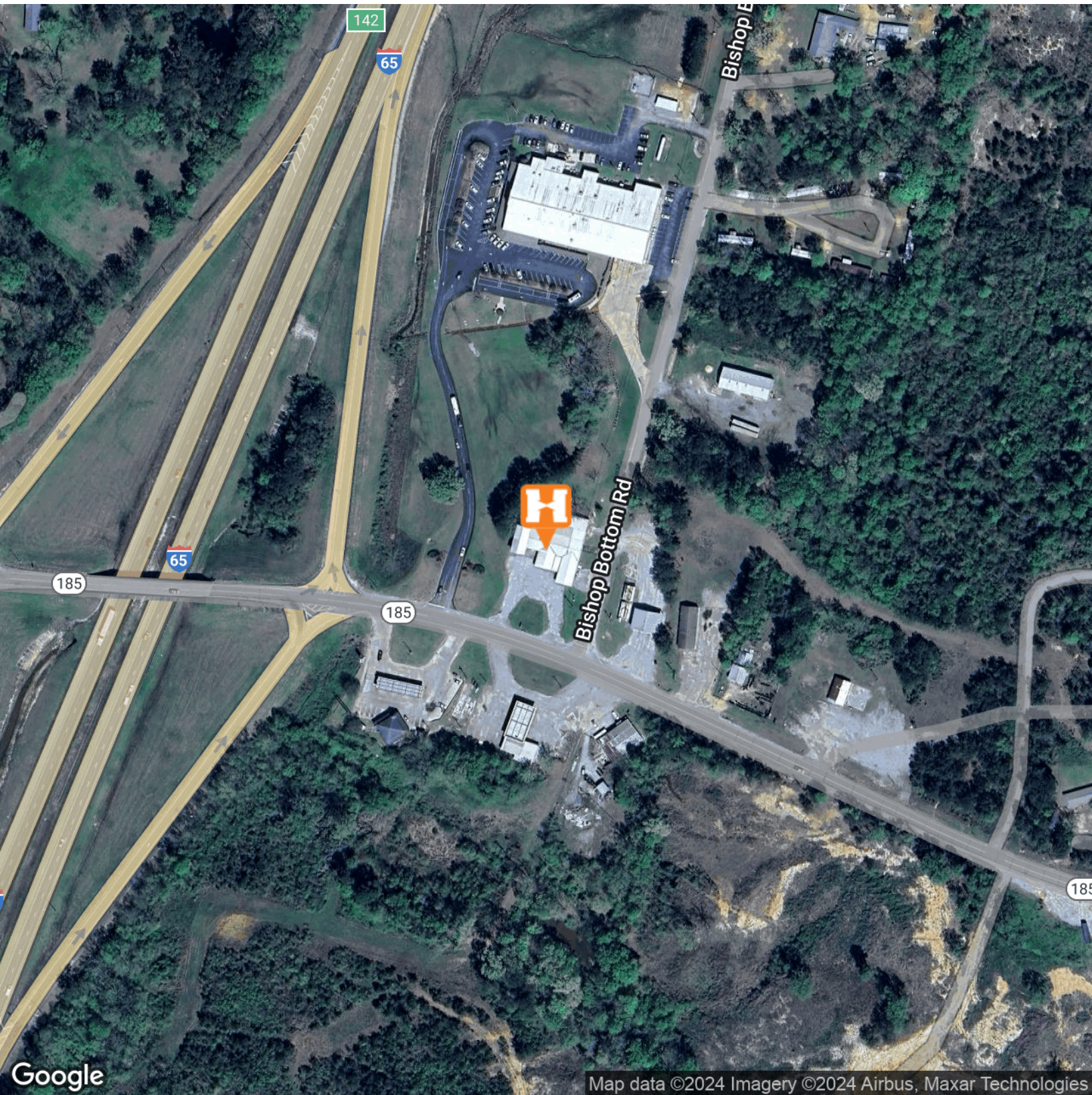


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AERIAL MAP



Google Map data ©2024 Imagery ©2024 Airbus, Maxar Technologies

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EXTERIOR PHOTOS



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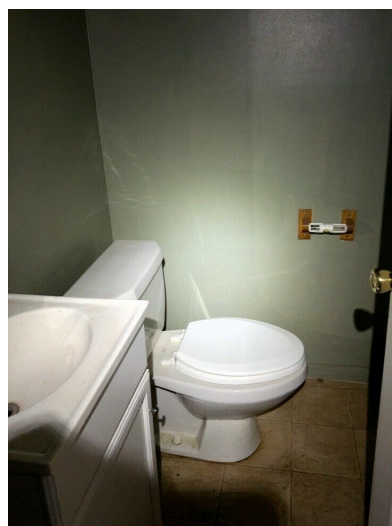
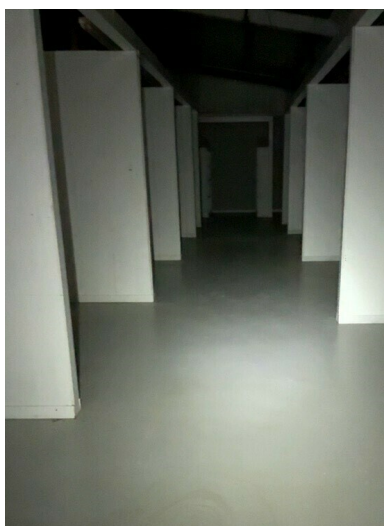
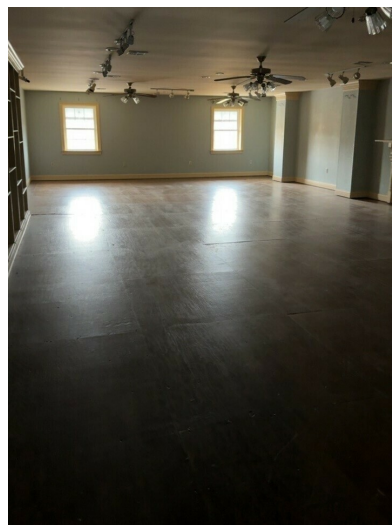
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INTERIOR PHOTOS



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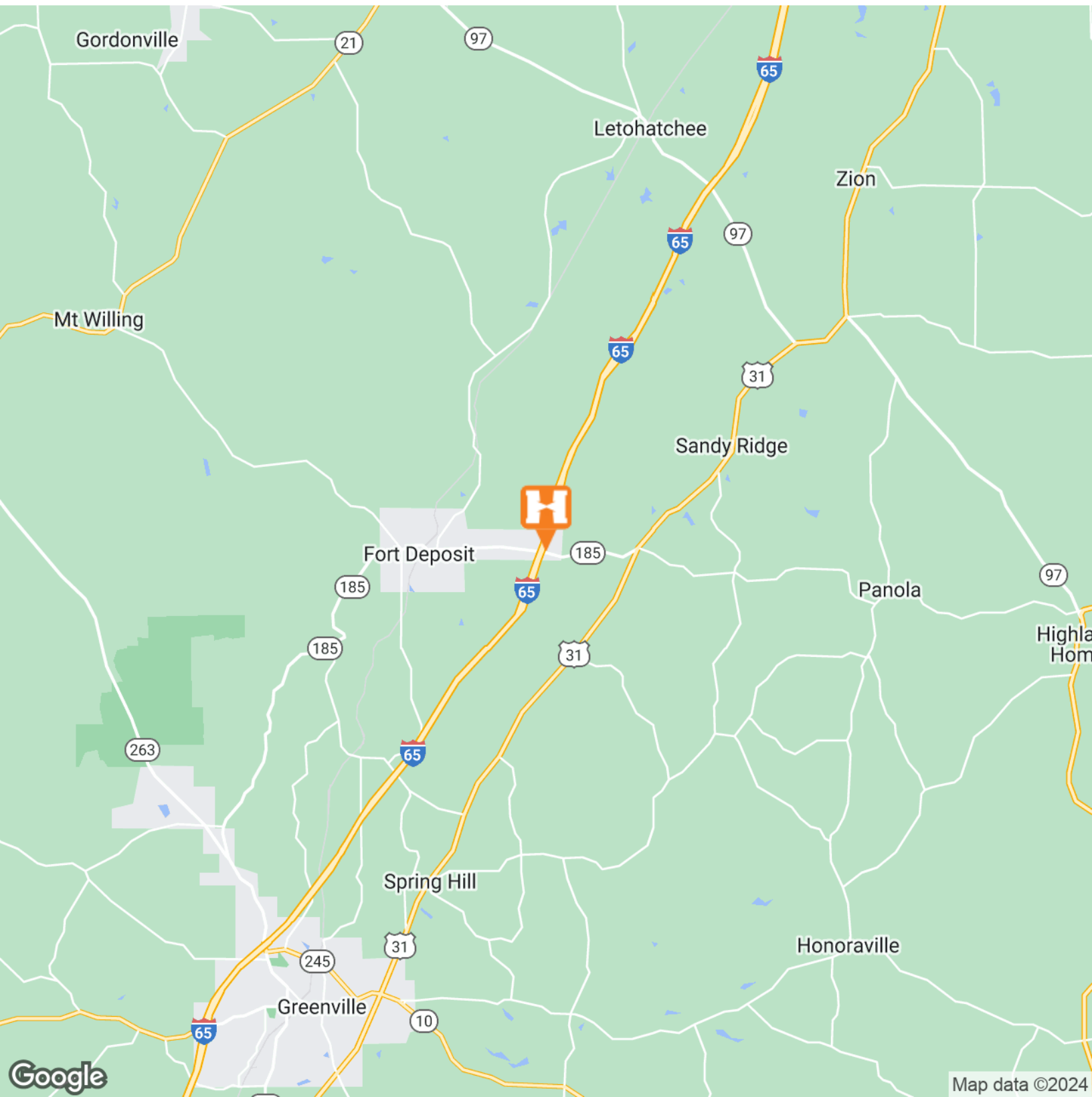
940 OLD FORT RD. - 12,450 SF ON 0.64 ACRES | RETAIL PROPERTY FOR LEASE

LOCATION MAP



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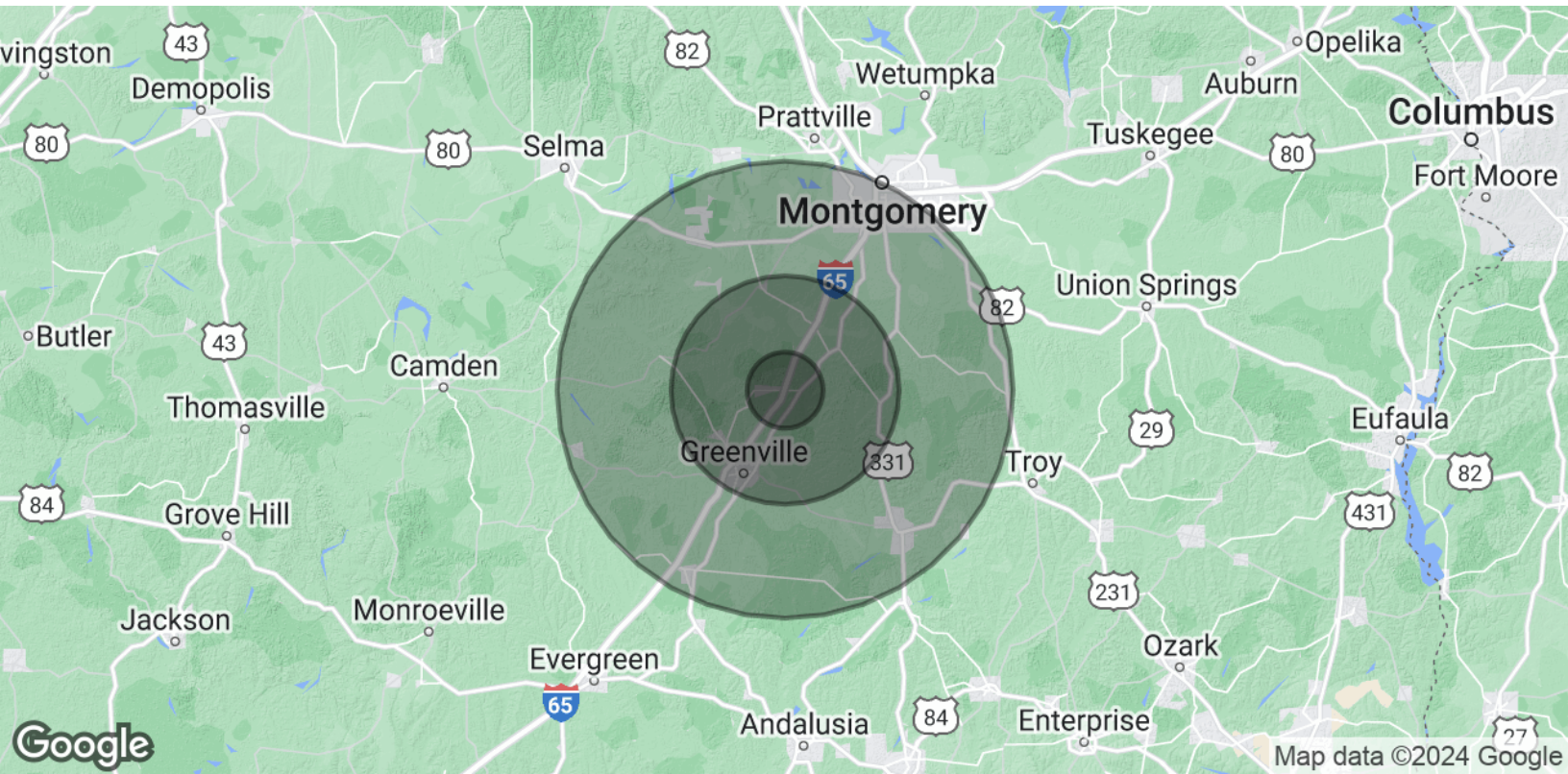


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DEMOGRAPHICS MAP & REPORT



POPULATION

	5 MILES	15 MILES	30 MILES
Total Population	1,830	19,210	73,187
Average Age	42.2	41.2	43.4
Average Age (Male)	39.3	39.5	40.8
Average Age (Female)	42.5	43.5	45.8

HOUSEHOLDS & INCOME

	5 MILES	15 MILES	30 MILES
Total Households	987	9,415	37,056
# of Persons per HH	1.9	2.0	2.0
Average HH Income	\$42,081	\$43,262	\$42,274
Average House Value	\$116,501	\$103,907	\$106,324

2020 American Community Survey (ACS)