

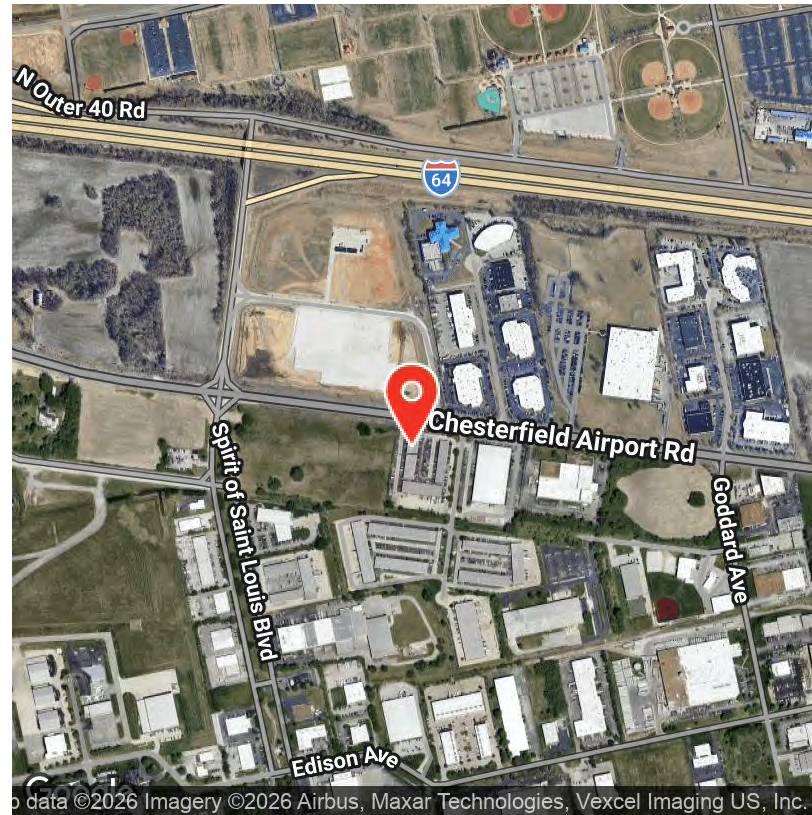


**PROPERTY HIGHLIGHTS**

- 1,408 SF Office/Warehouse Space
- Available for Sublease - 2 year term remaining
- Renewal Options Available
- Grade Level Roll-Up Door
- Ideal for Contractors/Service Businesses
- Recently Renovated (New Paint & Flooring)
- Prime Location in Chesterfield Valley
- Great Highway Accessibility

**OFFERING SUMMARY**

Lease Rate:	\$13.00/SF (CAM (\$2.20/SF))
Number of Units:	1
Available SF:	1,408 SF
Zoning:	105M3
Parking:	4 Spaces   2 Trailer Spots



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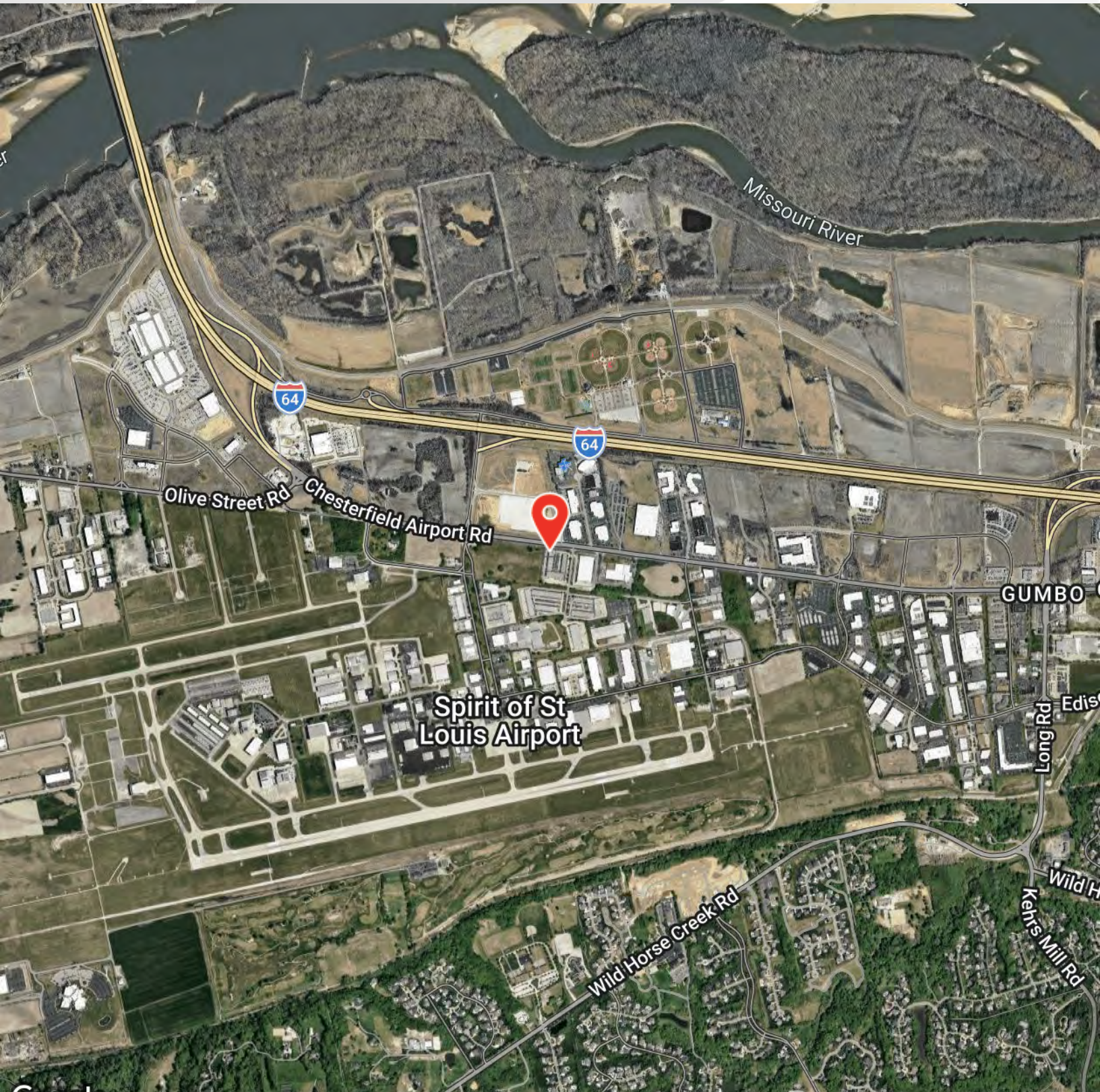


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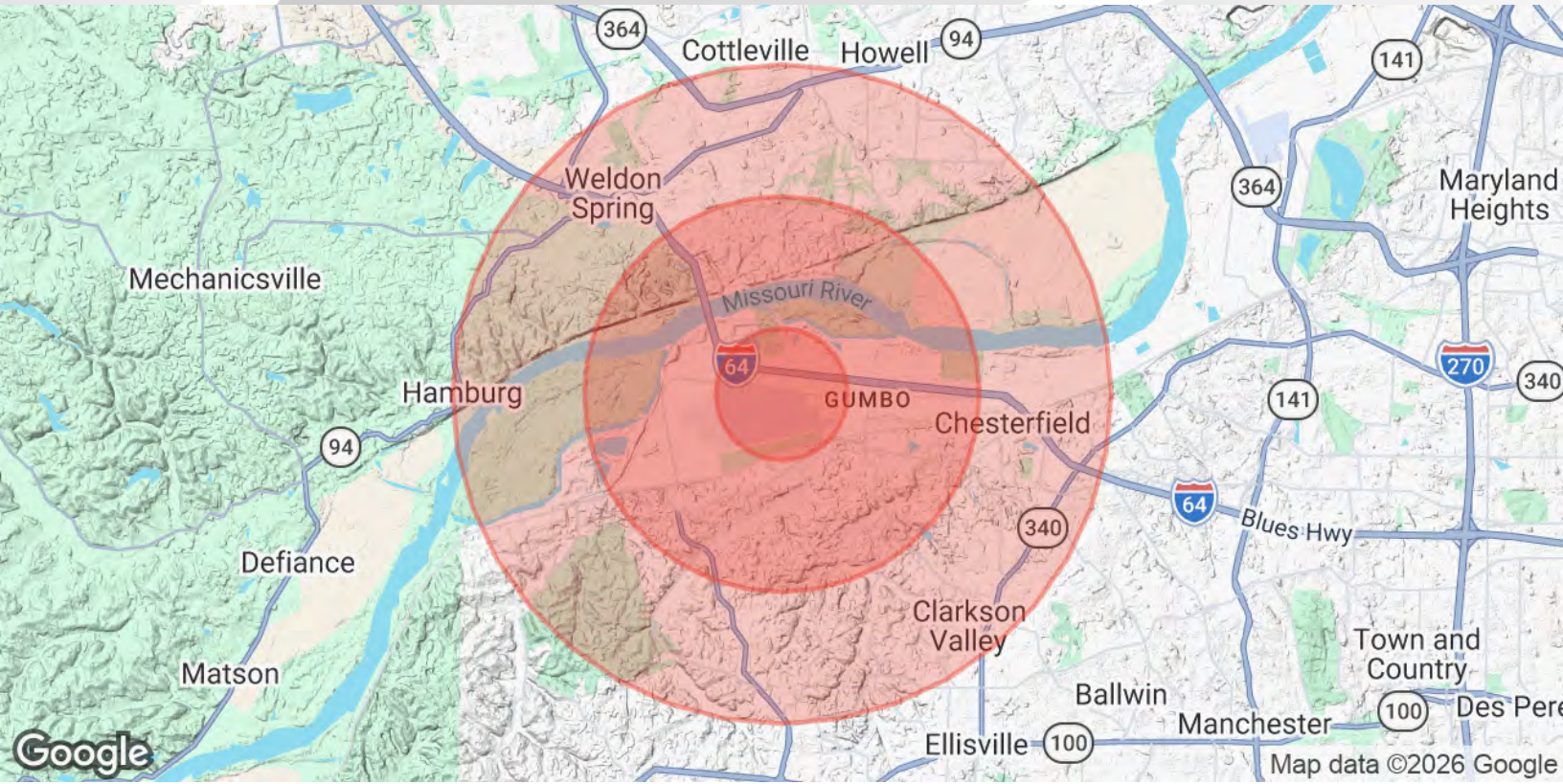
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**POPULATION**

	1 MILE	3 MILES	5 MILES
Total Population	355	13,394	63,869
Average Age	59.1	48.9	44.4
Average Age (Male)	58.0	48.5	43.8
Average Age (Female)	59.6	49.5	45.6

**HOUSEHOLDS & INCOME**

	1 MILE	3 MILES	5 MILES
Total Households	154	4,865	24,532
# of Persons per HH	2.3	2.8	2.6
Average HH Income	\$228,790	\$288,038	\$196,714
Average House Value	\$1,244,784	\$762,012	\$527,156

2023 American Community Survey (ACS)



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