



## OFFERING SUMMARY

Lease Rate:	\$10.00 SF/yr (MG)
Building Size:	7,600 SF
Available SF:	1,000 SF
Lot Size:	0.498 acres
Number of Units:	1
Year Built:	1979

## PROPERTY OVERVIEW

FOR RENT: #204 office suite 1,000 sq ft. clean and professional, consisting of reception area, 3 offices, and kitchenette. Onsite ownership who keeps property well maintained. Onsite, well-lit parking area. Pylon signage. The facade and windows were recently replaced.

## PROPERTY HIGHLIGHTS

- Ample parking
- 100 ft frontage
- Street signage
- Office rooms
- Reception Area ( all units )
- Meeting Rooms ( all units )
- Kitchenette ( unit # 204 )





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OFFICE BUILDING FOR LEASE

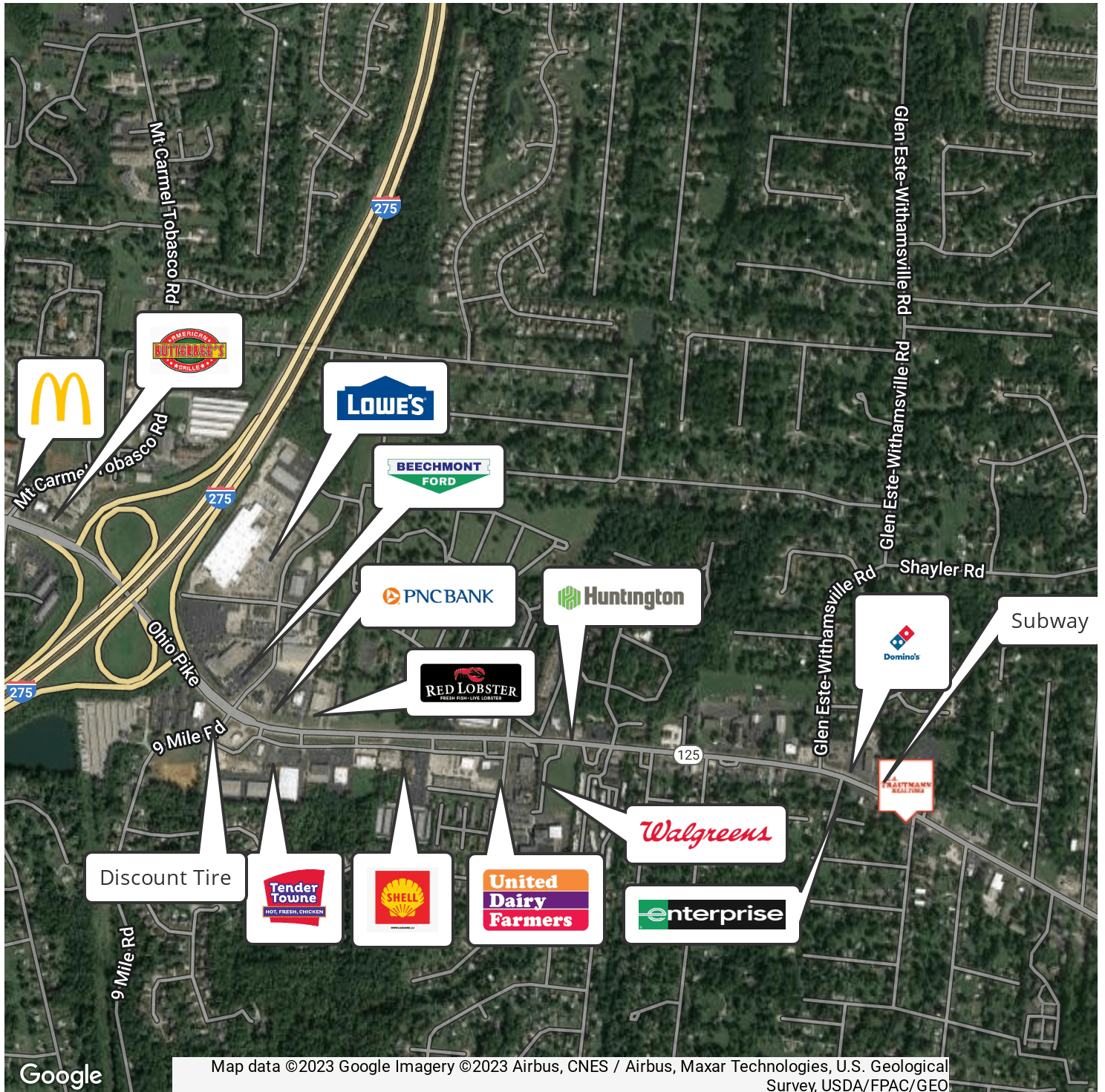




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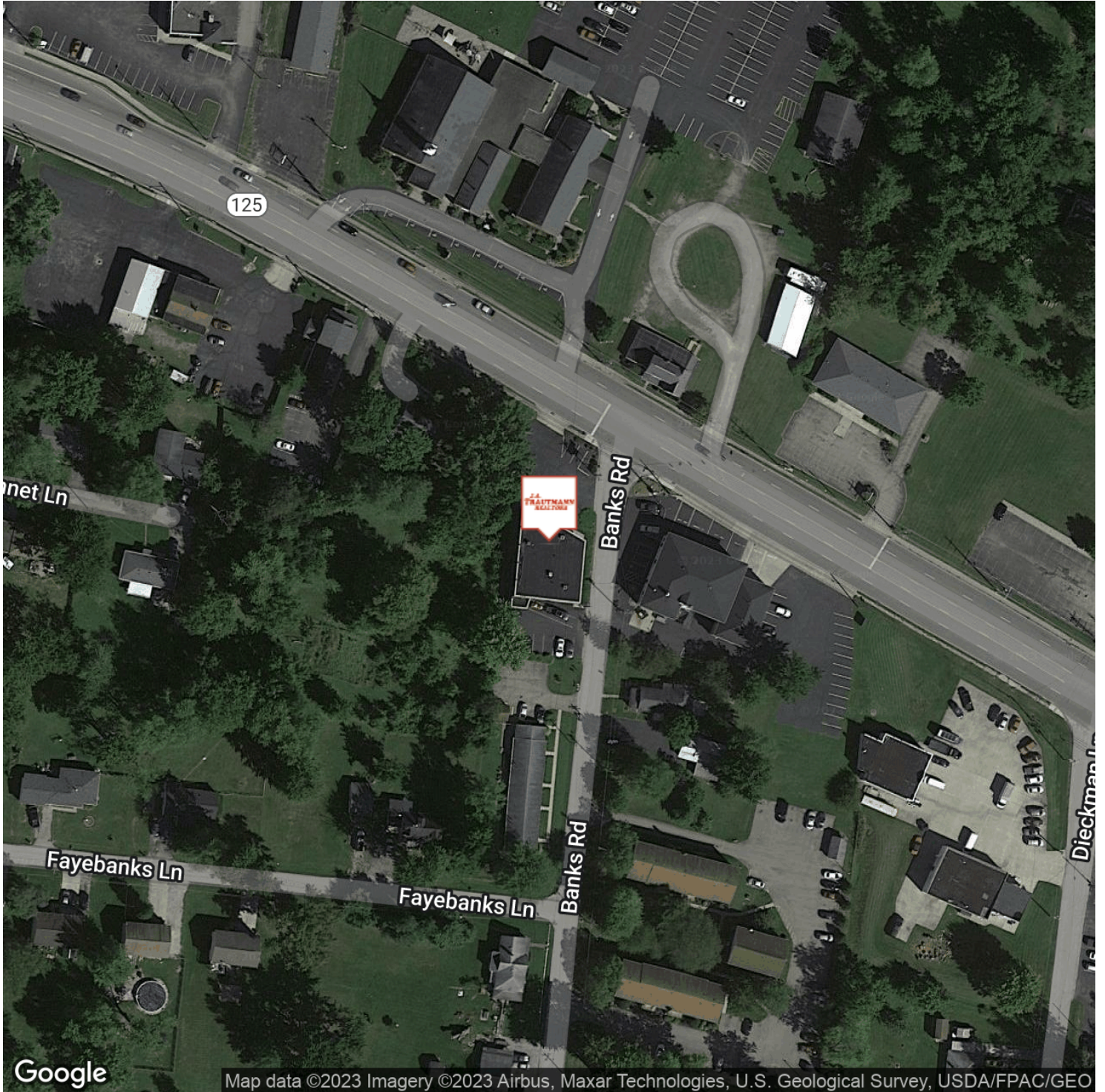




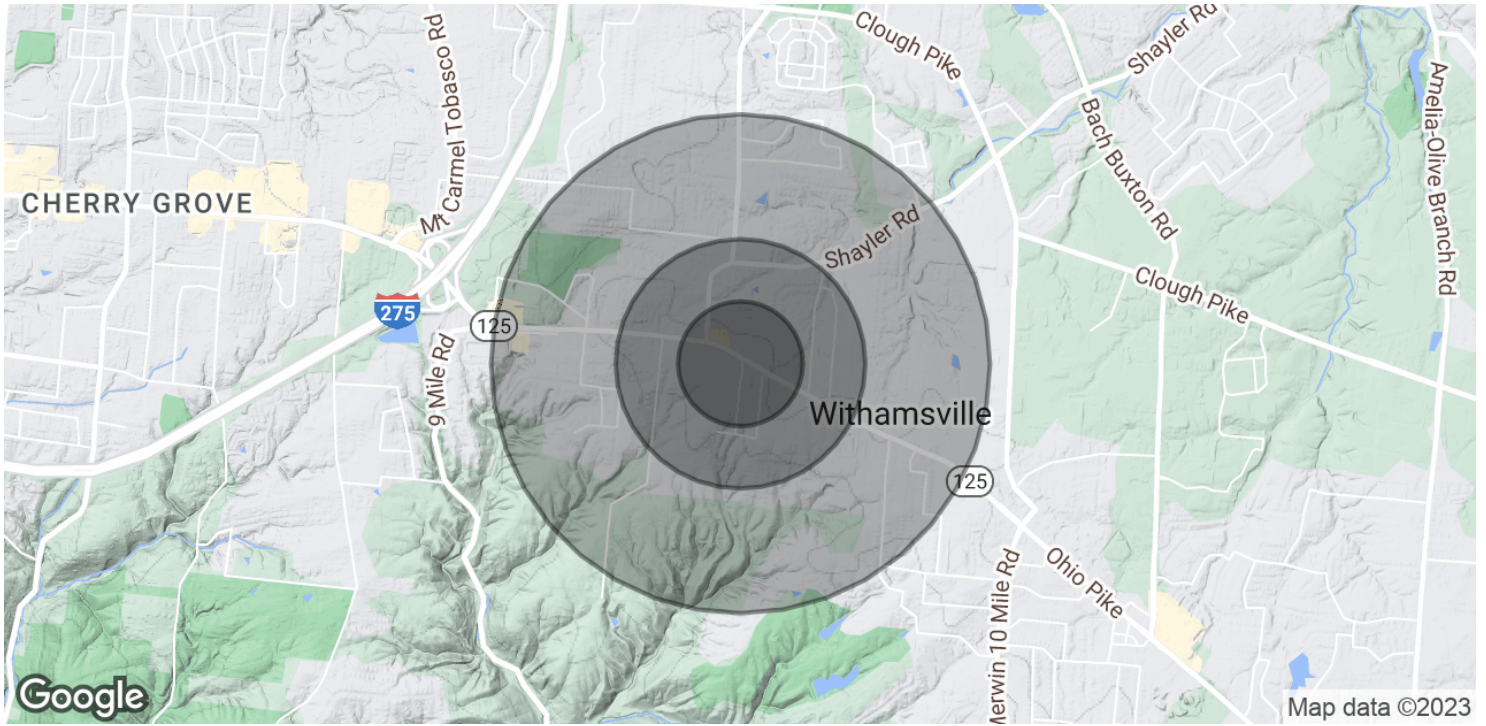
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OFFICE BUILDING FOR LEASE









POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	472	1,968	6,719
Average Age	42.0	40.7	41.7
Average Age (Male)	47.3	45.0	43.9
Average Age (Female)	44.1	42.0	42.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	213	876	2,957
# of Persons per HH	2.2	2.2	2.3
Average HH Income	\$61,819	\$64,012	\$73,407
Average House Value	\$134,308	\$139,559	\$154,982

\* Demographic data derived from 2020 ACS - US Census