

# Property Summary



## PROPERTY DESCRIPTION

This two-story, free-standing building offers outstanding street frontage and high daily visibility, making it an ideal location for Medical or Professional office use. Previously home to a successful MRI imaging company for over a decade, the property is well-suited for healthcare users seeking existing medical infrastructure, minimizing build-out time and cost. In addition to its functional interior space, the property features an outdoor serene rear eating and seating area overlooking a peaceful stream. This is a rare opportunity to lease a turnkey medical or office building that combines visibility, functionality, and accessibility.

## PROPERTY HIGHLIGHTS

- Space Available From 1,550 SF to 6,200 SF
- Elevator Served
- Abundant Parking
- Building Signage
- Monument Signage on Route 30 and Route 29
- Traffic Volume 27,539 VPD (route 29)

## FRANK ENGLUND

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## OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,550 - 6,200 SF
Building Size:	6,200 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,835	6,215	11,825
Total Population	4,028	14,999	29,636
Average HH Income	\$141,663	\$149,387	\$161,161



Information concerning this offering is from sources deemed reliable, but no warranty is made as to the accuracy thereof and is submitted subject to errors, omissions, change of prices or other conditions, prior sale or lease or withdrawal without notice.



# Location Map



Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

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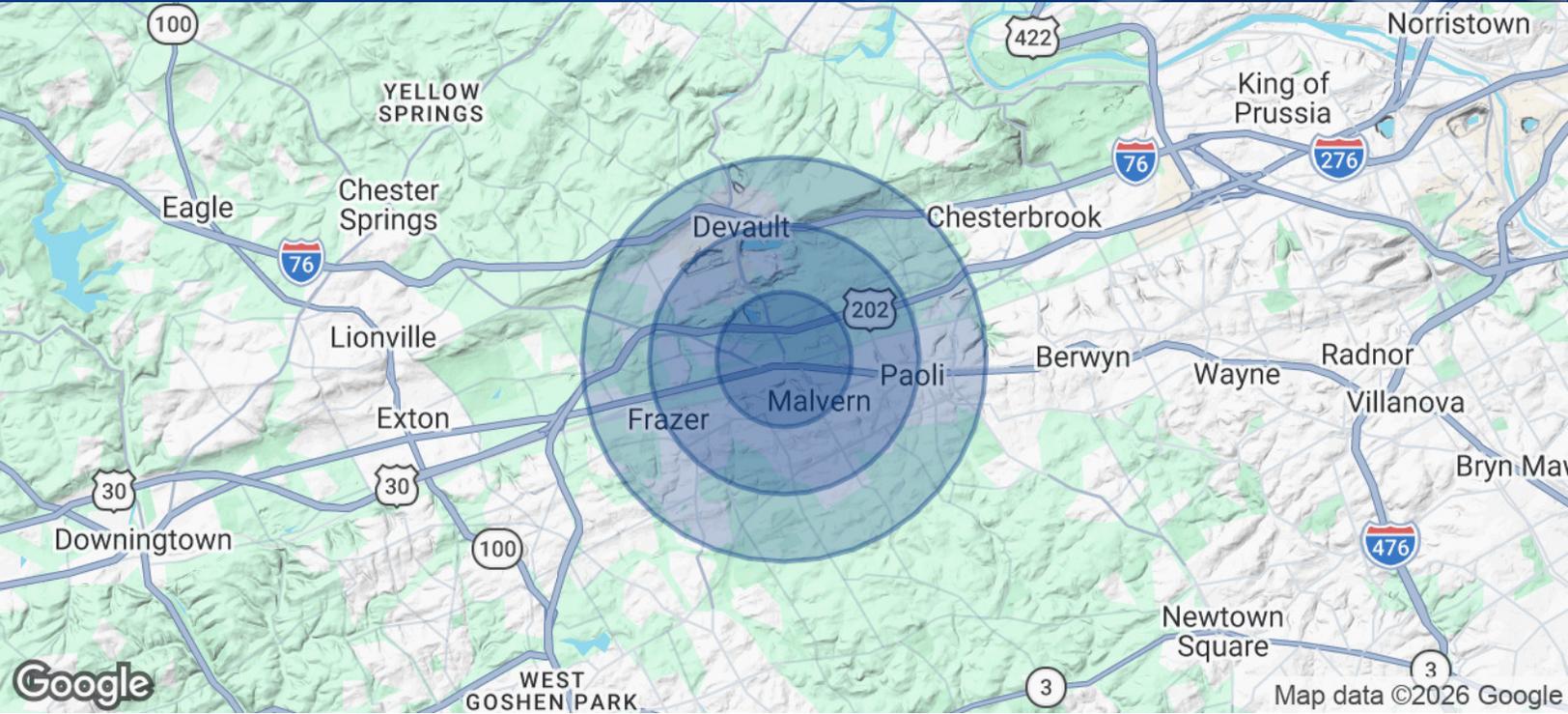
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COMMERCIAL REAL ESTATE

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# Demographics Map & Report



<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Population	4,028	14,999	29,636
Average Age	42.0	43.8	44.1
Average Age (Male)	40.7	42.7	43.4
Average Age (Female)	43.7	45.5	45.1
<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Households	1,835	6,215	11,825
# of Persons per HH	2.2	2.4	2.5
Average HH Income	\$141,663	\$149,387	\$161,161
Average House Value	\$356,746	\$427,663	\$494,275

2020 American Community Survey (ACS)

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