

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

Sale Price:	\$1,150,000
Building Size:	9,353 SF
Lot Size:	136,933 SF
Price / SF:	\$122.96
Year Built:	1993

### PROPERTY OVERVIEW

This 9,353 SF office building, located just off South Santa Fe and W 15th St, is available for sale. This prime location offers excellent visibility and easy access to major roads and nearby amenities. Ideal for businesses seeking a professional environment with excellent street presence and ample parking. This building could be occupied by one user, or has the potential to easily divide into two or three separate units to allow for some cash flow potential.

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	5,180	34,970	71,183
Total Population	13,360	88,662	178,553
Average HH Income	\$103,646	\$110,979	\$117,889

**TYLER HUXLEY**  
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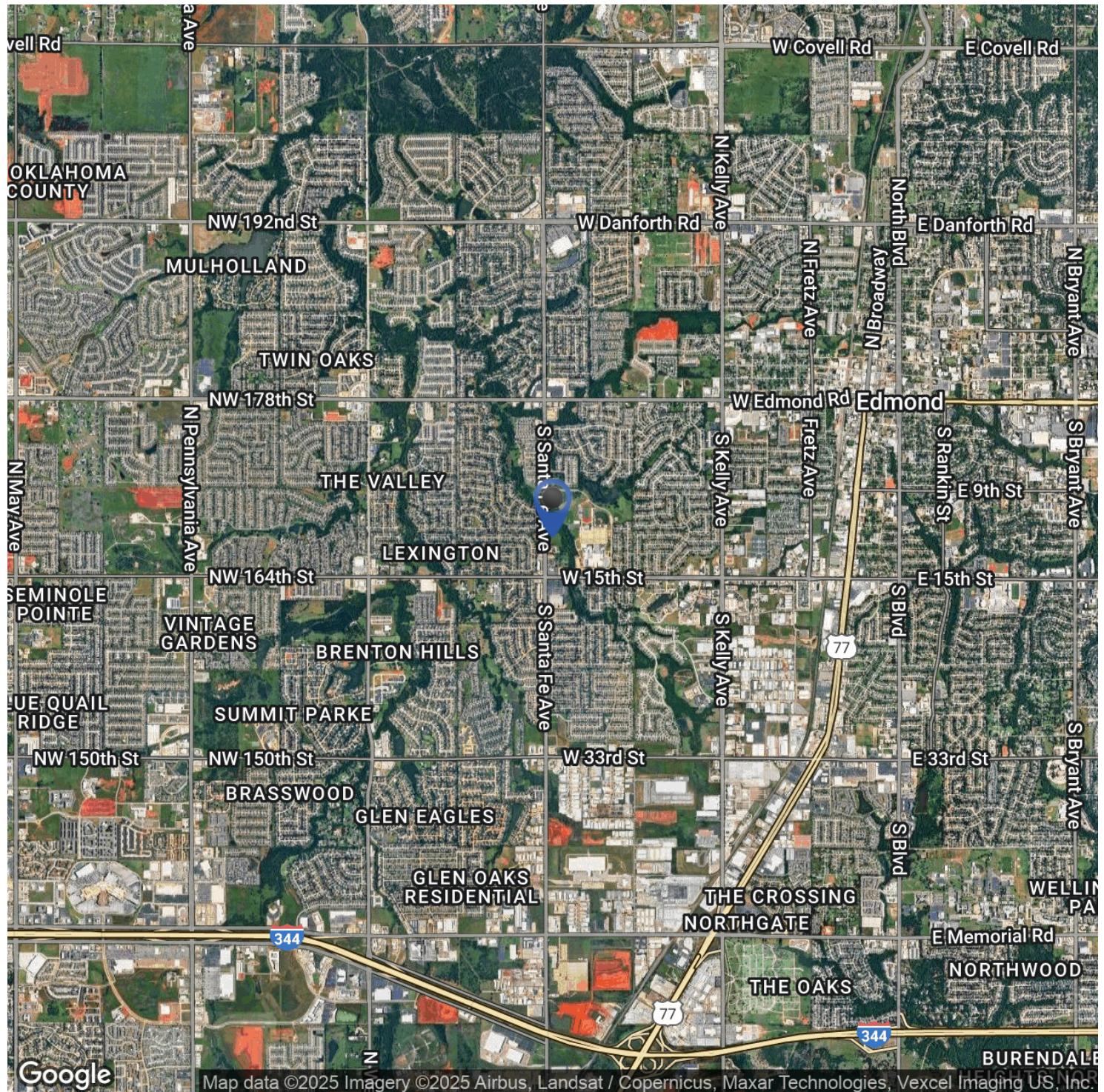
## ADDITIONAL PHOTOS



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## LOCATION MAP



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