



PROPERTY HIGHLIGHTS

- 4,855 SF first-floor office space available
- 12 private offices, break room, conference room
- Exterior building signage available
- Building access from both Central Avenue and 1st Street South
- Ample grade-level parking

DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

Total Households	6,310	49,558	122,428
Total Population	13,792	106,909	261,437
Average HH Income	\$94,506	\$95,994	\$100,598
Traffic Count	12,300 AADT		

