



Vision Commercial Advisors is excited to offer a build-to-suit office space for lease. The preferred tenant profile is medical or professional services. The lease rate will depend on the specifications of the building tailored for the tenant. This location features 4 parking spaces per 1,000 square feet and encompasses approximately 7,000 square feet. It is situated as an outparcel to One Life Fitness.

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	7,000 SF
Lot Size:	0.982 Acres
Parking:	4/1000

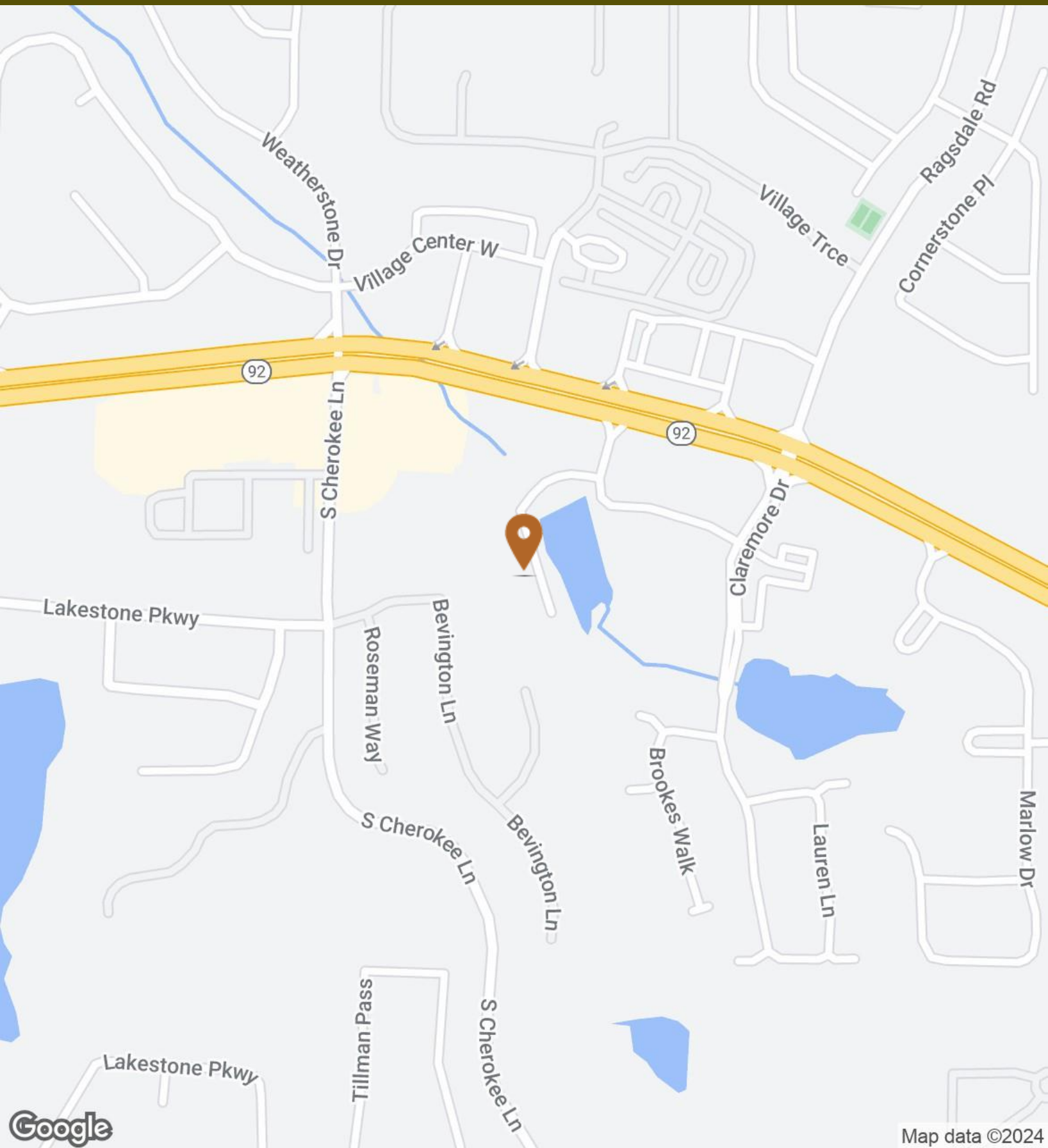
PROPERTY HIGHLIGHTS

Office for Lease
 Design Build
 Established Business Park
 Out Parcel to One Life Fitness
 Unique Architecture

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	3,637	54,615	216,799
Total Population	8,611	146,062	564,816
Average HH Income	\$103,022	\$119,002	\$115,213

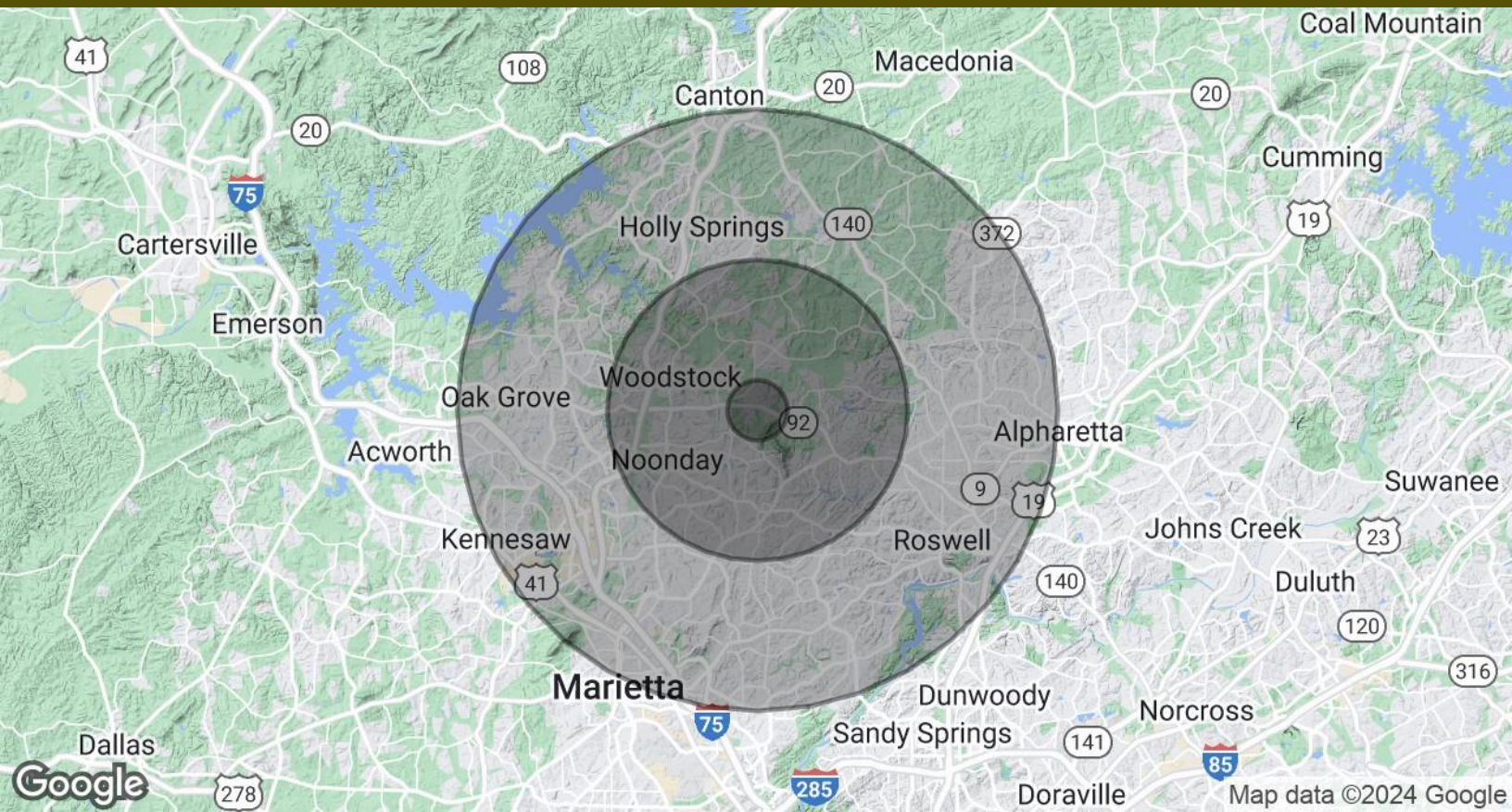
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	8,611	146,062	564,816
Average Age	41.3	41.0	39.5
Average Age (Male)	39.5	38.5	37.8
Average Age (Female)	43.0	42.2	40.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	3,637	54,615	216,799
# of Persons per HH	2.4	2.7	2.6
Average HH Income	\$103,022	\$119,002	\$115,213
Average House Value	\$280,415	\$322,807	\$309,642

* Demographic data derived from 2020 ACS - US Census