

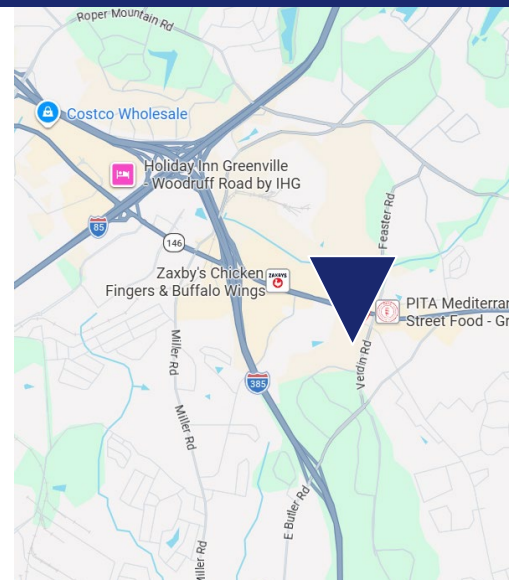


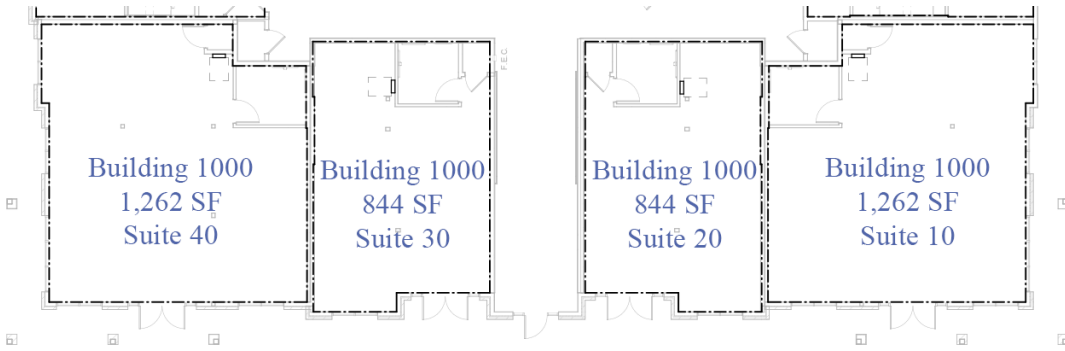
DISTRICT SOUTH

LEASE RATE:

CONTACT AGENT

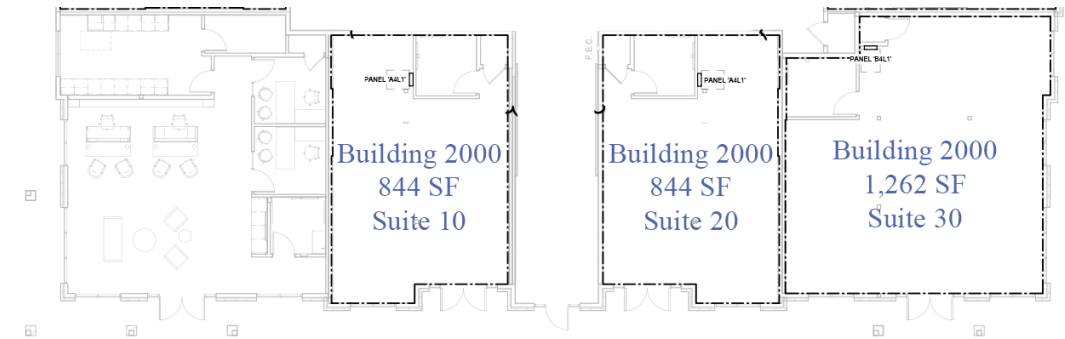
- Rare small suite opportunities
- New mixed-use suites | brand-new construction
- Adjacent suites can be combined, inquire for details
- Located off Woodruff Road near Walmart, Whataburger, Hobby Lobby, Wendys, Bonefish Grill, 7 Brew Coffee, Fifth Third Bank, etc.
- Central location with large residential presence nearby
- +460 on-site apartments
- Exterior signage available
- Conveniently located off Tanner Road, away from the downtown bustle yet close to where you need to be
- Contact broker for pricing





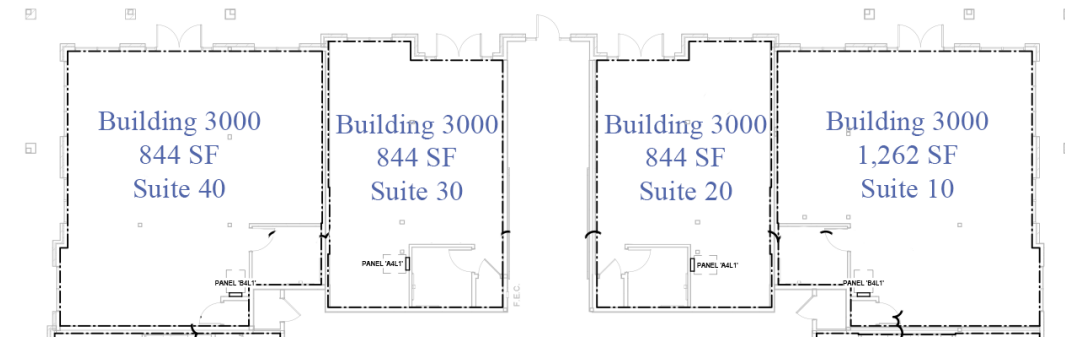
BUILDING 1000

10	±1,262 SF
20	±844 SF
30	±844 SF
40	±1,262 SF



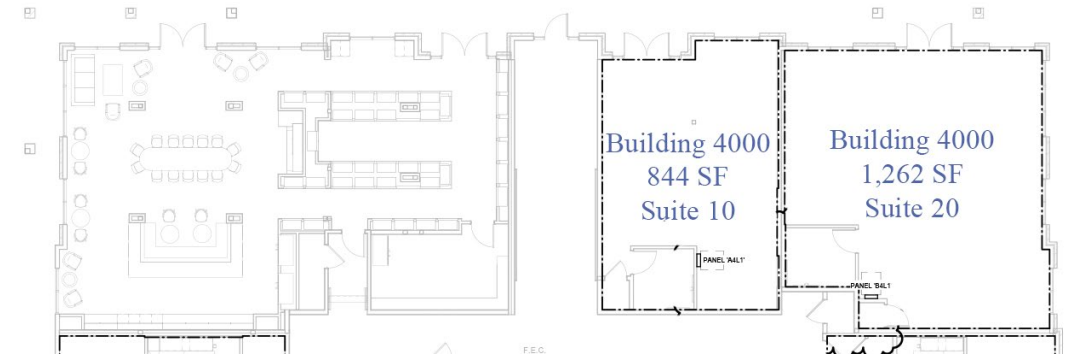
BUILDING 2000

10	±844 SF
20	±844 SF
30	±1,262 SF



BUILDING 3000

10	±1,262 SF
20	±844 SF
30	±1,262 SF
40	±844 SF



BUILDING 4000

10	±844 SF
20	±1,262 SF



Population

	1 mile	5 miles	10 miles
2020 Population	5,575	139,403	424,332
2024 Population	5,792	146,613	455,307
2029 Population Projection	6,373	161,714	504,052
Annual Growth 2020-2024	1.0%	1.3%	1.8%
Annual Growth 2024-2029	2.0%	2.1%	2.1%
Median Age	40.4	39.4	38.4
Bachelor's Degree or Hig...	43%	47%	38%
U.S. Armed Forces	8	183	345

Households

	1 mile	5 miles	10 miles
2020 Households	2,465	57,234	170,487
2024 Households	2,550	60,380	183,089
2029 Household Projection	2,807	66,704	202,946
Annual Growth 2020-2024	1.5%	1.8%	2.2%
Annual Growth 2024-2029	2.0%	2.1%	2.2%
Owner Occupied Househ...	1,534	41,669	127,892
Renter Occupied Househ...	1,273	25,034	75,054

Income

	1 mile	5 miles	10 miles
Avg Household Income	\$107,875	\$109,450	\$96,278
Median Household Income	\$89,675	\$85,098	\$71,280
< \$25,000	322	5,762	26,975
\$25,000 - 50,000	485	11,358	38,296
\$50,000 - 75,000	269	9,622	30,975
\$75,000 - 100,000	339	8,537	24,383
\$100,000 - 125,000	389	6,458	16,419
\$125,000 - 150,000	196	5,124	13,327
\$150,000 - 200,000	250	6,578	15,388
\$200,000+	300	6,942	17,327

Annual Population Growth

