



SUMMARY

Available SF: 1,178 SF – 11,655 SF
 Parking Ratio: 6.6 / 1,000
 Rental Rate: \$50/sf+NNN
 Est. Delivery Date: 3Q 2025



PROPERTY HIGHLIGHTS

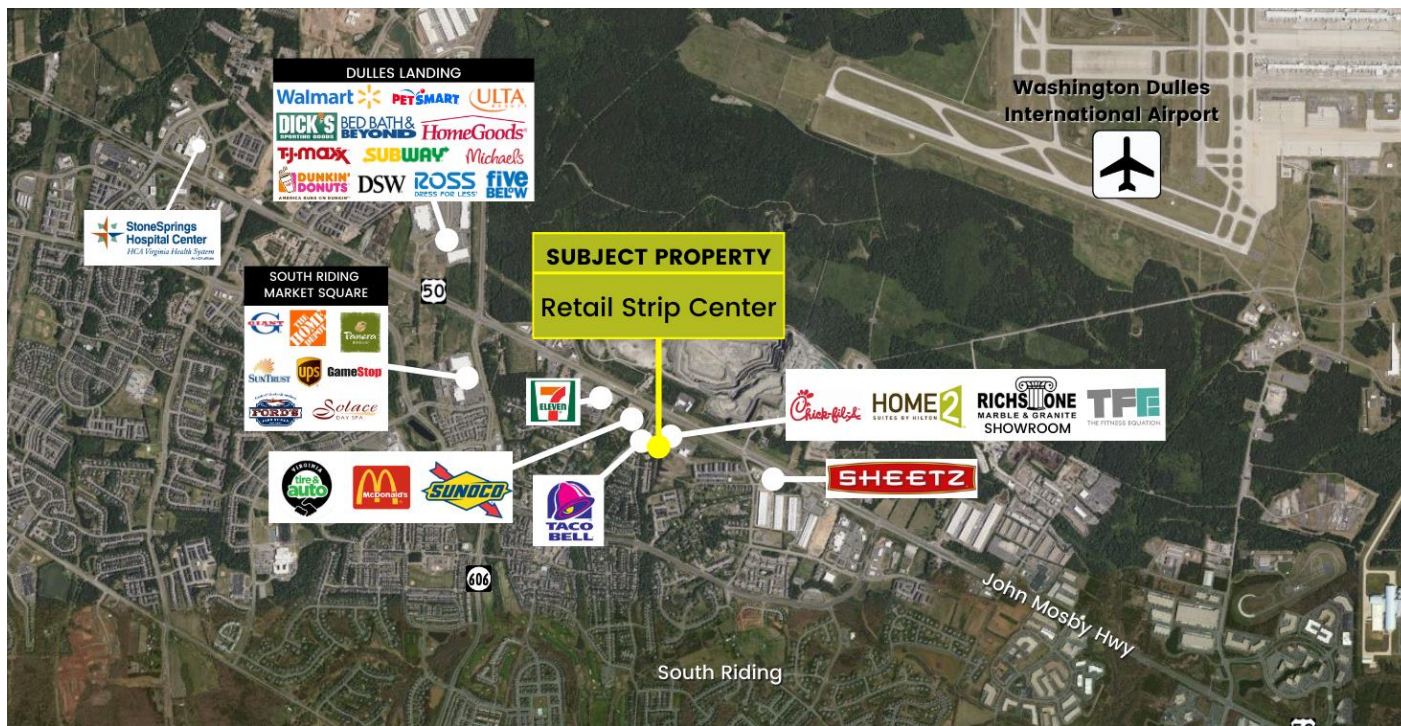
- With Road Frontage and Signage
- Supply Constraint Rt. 50 Corridor
- Nearby Amenities include Restaurants, Hotel, Gym and Shopping
- Approved Uses include Office Space, Restaurant, Retail, Medical/Dental, Education Uses, Personal Services, And Financial Institution

Demographics	2 Miles	5 Miles	10 Miles
Total Households:	9,855	25,241	194,440
Total Population:	32,046	141,466	680,044
Median HH Income	\$171,966	\$168,804	\$137,799

The information above was furnished to us by sources we believe to be reliable, but no warranty or representation is made to its accuracy. It is your responsibility to independently confirm its accuracy and completeness. This offering is subject to correction or errors and omissions, change of pricing, prior to sale/lease or withdrawal from the market, without notice.

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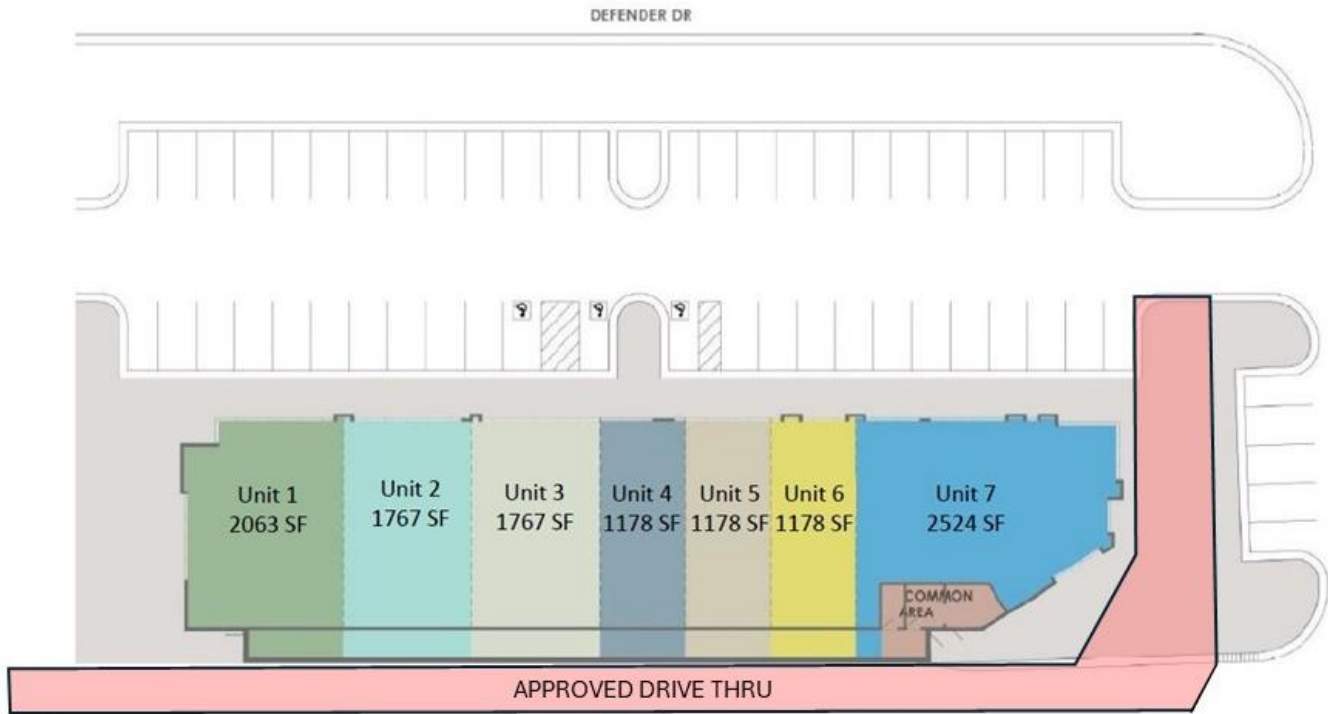
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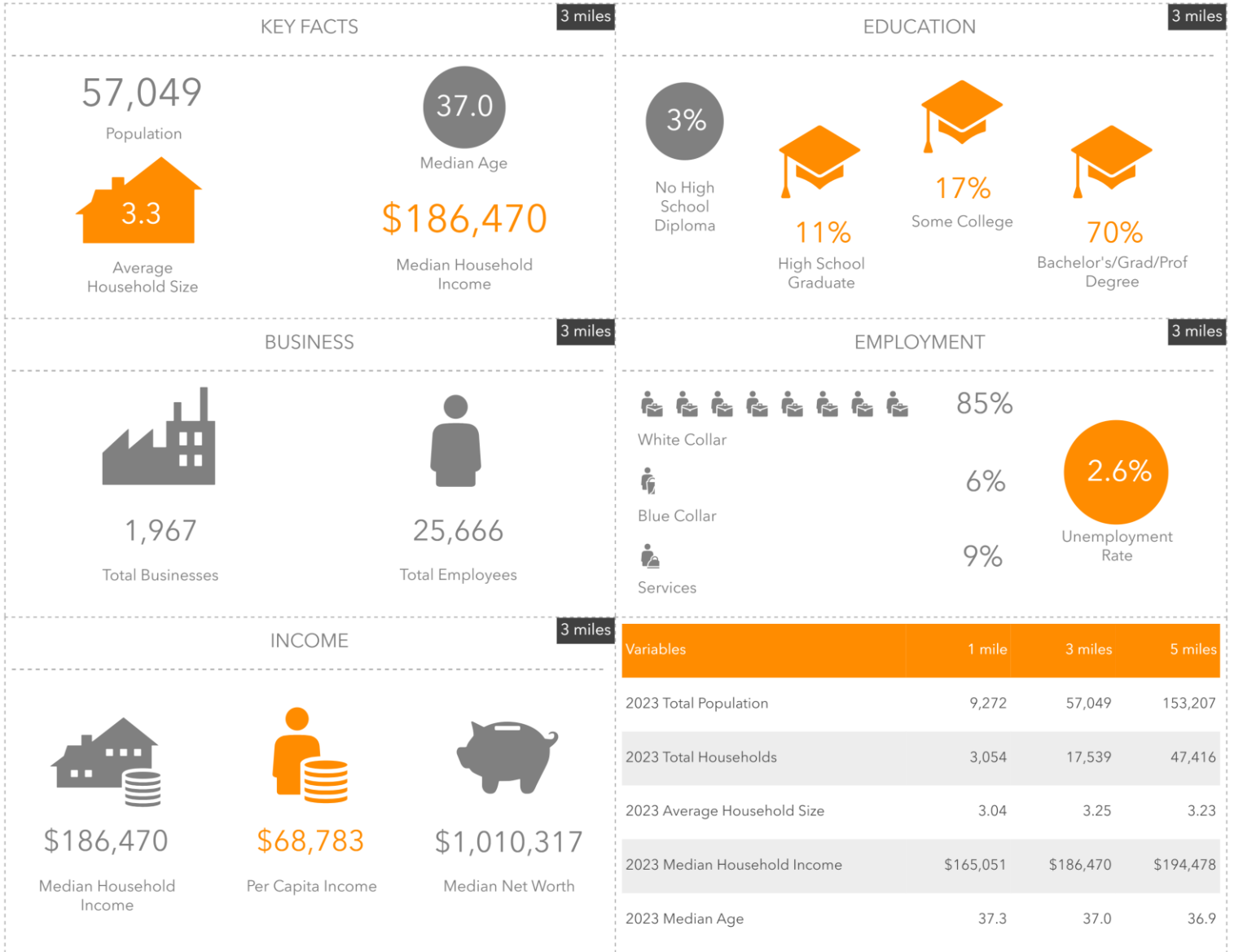


Unit	Rentable SF	Tenant
1	2063	Available
2	1767	Available
3	1767	Available
4	1178	Available
5	1178	Available
6	1178	Available
7	2524	Available

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