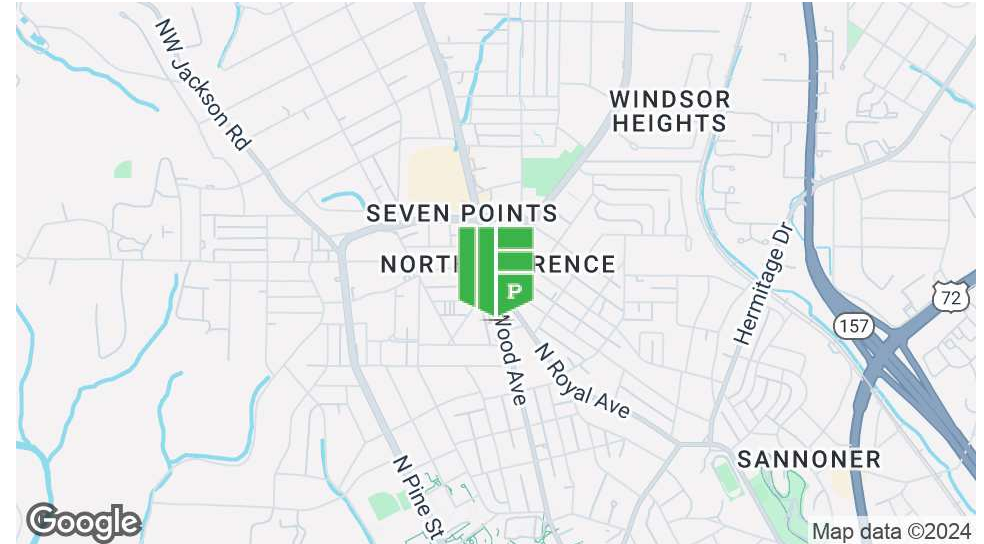


EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$238,500
Building Size:	1,060 SF
Lot Size:	4,382 SF
Price / SF:	\$225.00
Year Built:	1940
Renovated:	2017
Zoning:	North Florence Business District

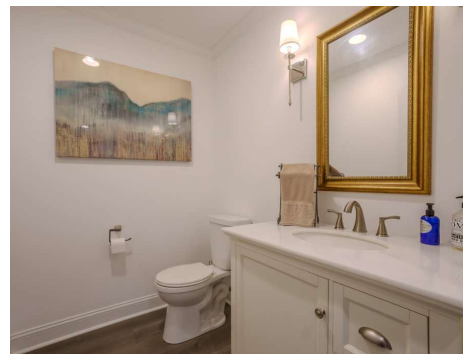
PROPERTY OVERVIEW

Located in the Seven Points area on Wood Avenue, this recently remodeled office space offers an excellent opportunity for business owners and investors. This modern office is perfect for a variety of professional uses, providing a polished and welcoming environment for clients and employees alike.

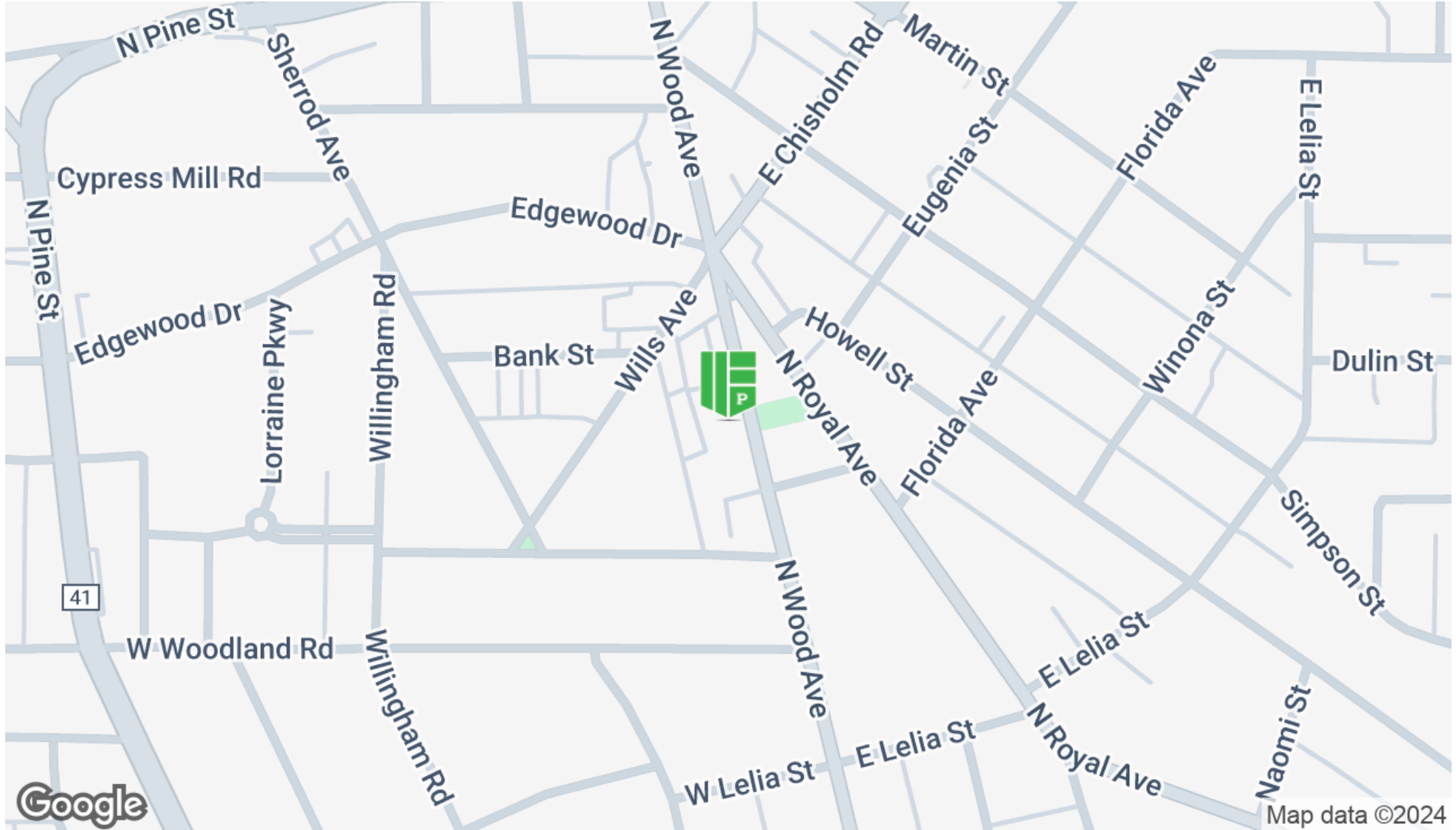
PROPERTY HIGHLIGHTS

- Fully Renovated Interior: Bright, open, and contemporary design with updated flooring, lighting, and finishes throughout.
- Prime Location: Situated close to dining, shopping, and other local businesses, making it an ideal location for foot traffic and accessibility.
- Versatile Layout: Spacious office areas with private rooms, making it suitable for a variety of businesses, from professional services to creative studios.

ADDITIONAL PHOTOS



LOCATION MAP



DEMOGRAPHICS MAP & REPORT

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,911	37,419	59,779
Average Age	36	40	41
Average Age (Male)	34	38	39
Average Age (Female)	37	41	42

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,288	16,055	26,121
# of Persons per HH	2.5	2.3	2.3
Average HH Income	\$54,172	\$60,462	\$65,986
Average House Value	\$218,473	\$216,384	\$214,551

Demographics data derived from AlphaMap

