

PROPERTY DESCRIPTION

Historic freestanding office building in Southside boasting Bessemer grey brick aside a covered entry. Property was tastefully renovated in 2018. High ceilings and plenty of natural light adorn the refinished hardwood floors. Off-street parking is ample and the property is 2 blocks from the Hwy 280 S/Hwy 31 S on-ramp. Walking distance to many nearby restaurants and banking institutions.

PROPERTY HIGHLIGHTS

- Renovated historic building
- Ample natural light and refinished hardwood floors
- 6 private offices & 1 Conference
- Easy interstate access and nearby amenities

OFFERING SUMMARY

Lease Rate:	\$17.50 SF/yr (MG)
Available SF:	1,150 - 2,300 SF
Lot Size:	0.27 Acres
Building Size:	2,300 SF

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	888	2,544	9,818
Total Population	1,221	3,458	14,932
Average HH Income	\$41,030	\$54,240	\$69,725

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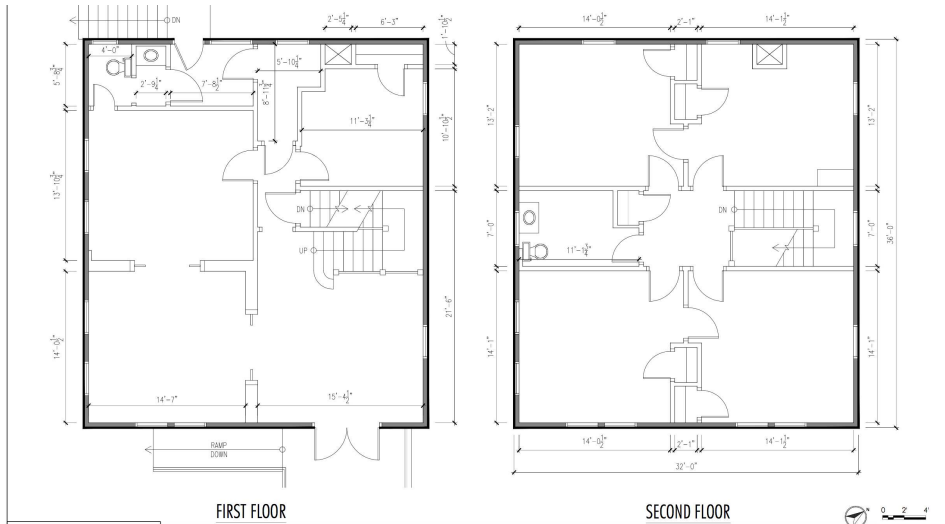
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