

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (MG)
Building Size:	7,992 SF
Available SF:	2,500 SF
Year Built:	2020
Zoning:	CS
Traffic Count:	15,000

PROPERTY OVERVIEW

A fantastic sublease opportunity of a move in ready medical clinic at 3516 E. 31st Street. This property is located in a vibrant area surrounded by rooftops, with very easy access to Hwy 64 and just minutes from I-44. Great visibility, signage and tenant synergy in this property. This fully built out medical clinic has 7 exam rooms, large waiting area, private office, large nurse station and break room.

PROPERTY HIGHLIGHTS

- Fully built out, move in ready Medical Clinic
- Great visibility
- High traffic area
- Densely populated area

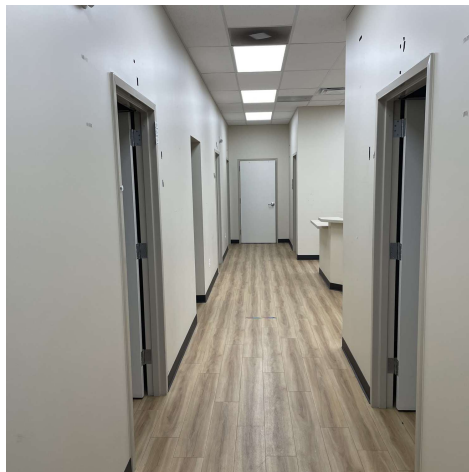
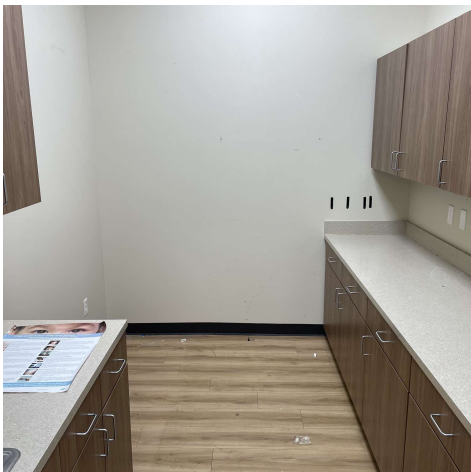
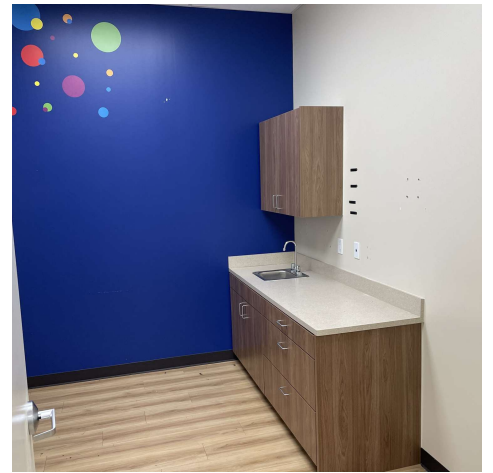
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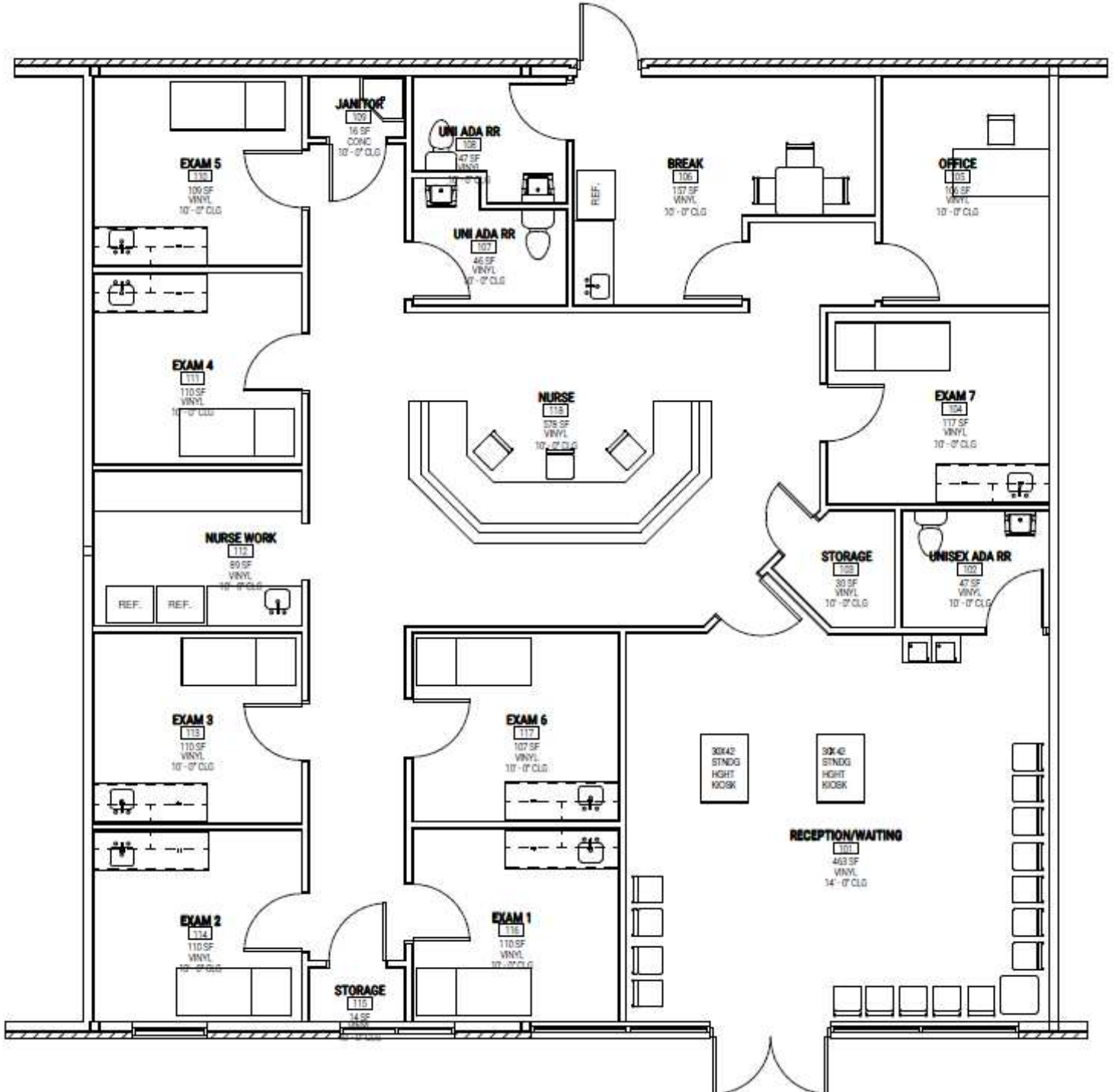
ADDITIONAL PHOTOS



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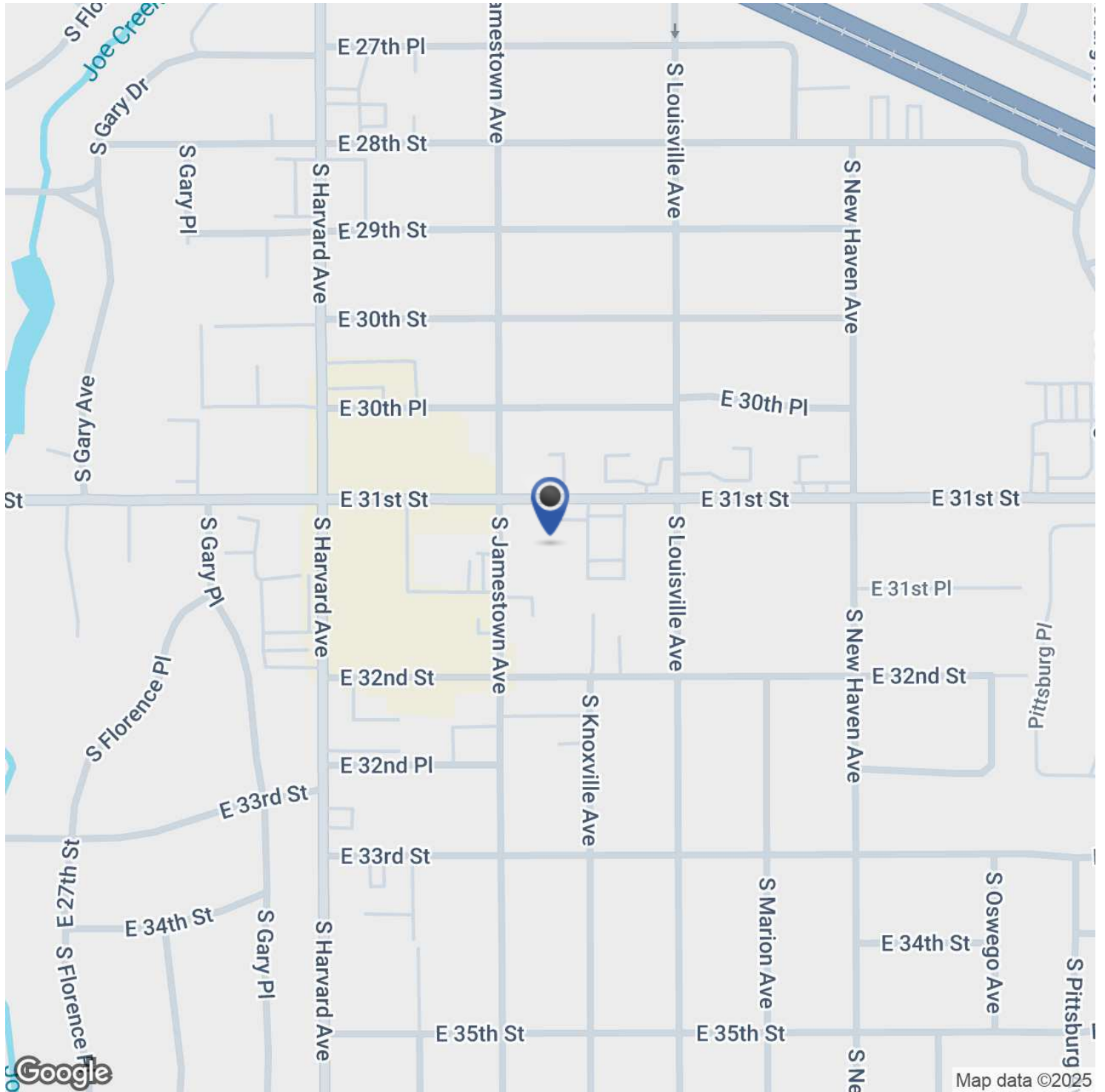
FLOOR PLANS



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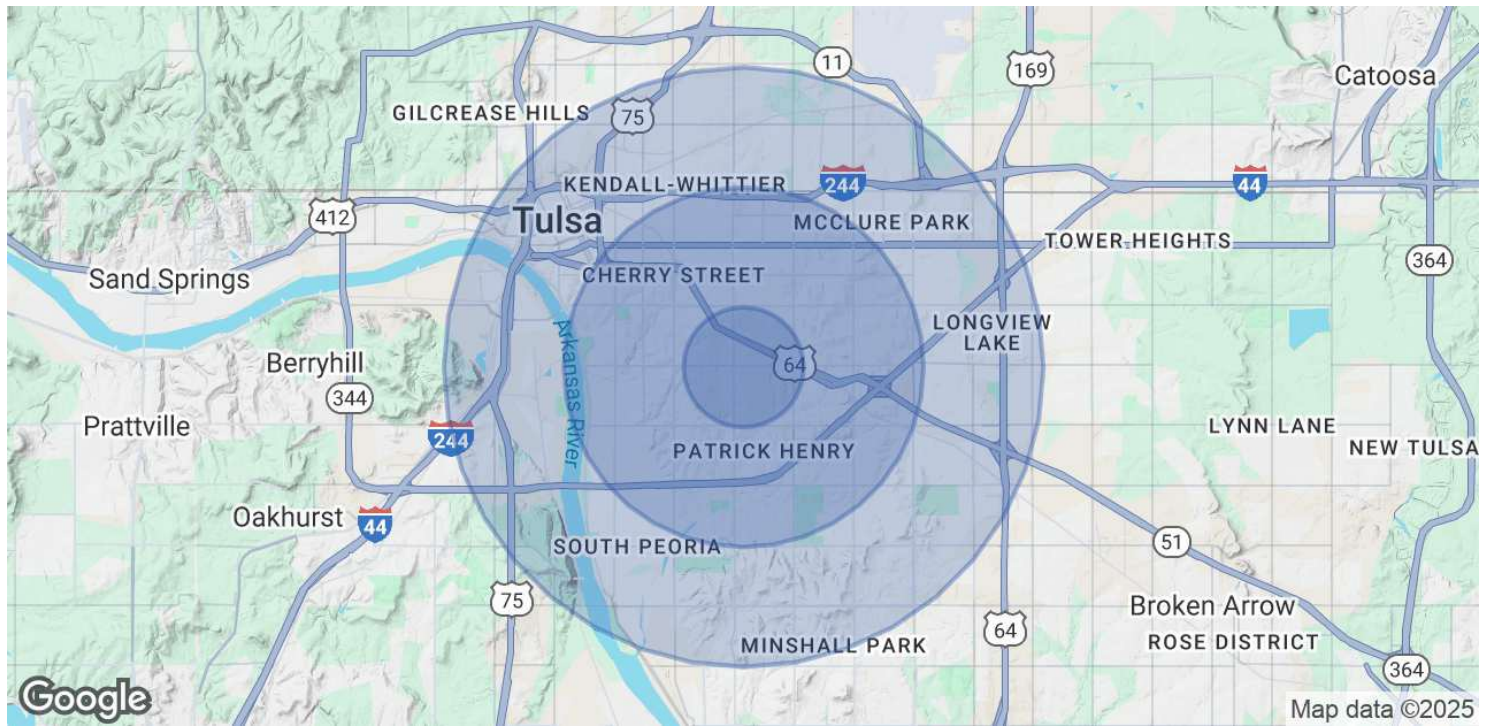
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,830	95,762	239,642
Average Age	44	41	39
Average Age (Male)	42	40	38
Average Age (Female)	46	42	40

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,464	44,912	103,526
# of Persons per HH	2	2.1	2.3
Average HH Income	\$109,768	\$98,093	\$77,996
Average House Value	\$359,769	\$329,280	\$252,662

Demographics data derived from AlphaMap

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