



## Summary

### Building Specs:

One Tenant Opportunity to lease approx. 2,400 SF building.

**Lease Rate:** \$40/SF + NNN (\$12.00/SF)



## Property Highlights

- Landlord to renovate the exterior (architectural rendering in image above)
- Excellent visibility on busy corner of town
- Plenty of parking and signage available
- Near annual community events
- Potential outdoor seating area
- Landlord to provide new external façade and other building improvements with signed lease

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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Demographics & Map

KEY FACTS

2 miles

48,446  
Population

42.4  
Median Age

2.9  
Average Household Size

\$188,477  
Median Household Income

ANNUAL HOUSEHOLD SPENDING

2 miles

\$5,150  
Apparel & Services

\$615  
Computers & Hardware

\$8,590  
Eating Out

\$15,448  
Groceries

\$16,033  
Health Care

INCOME

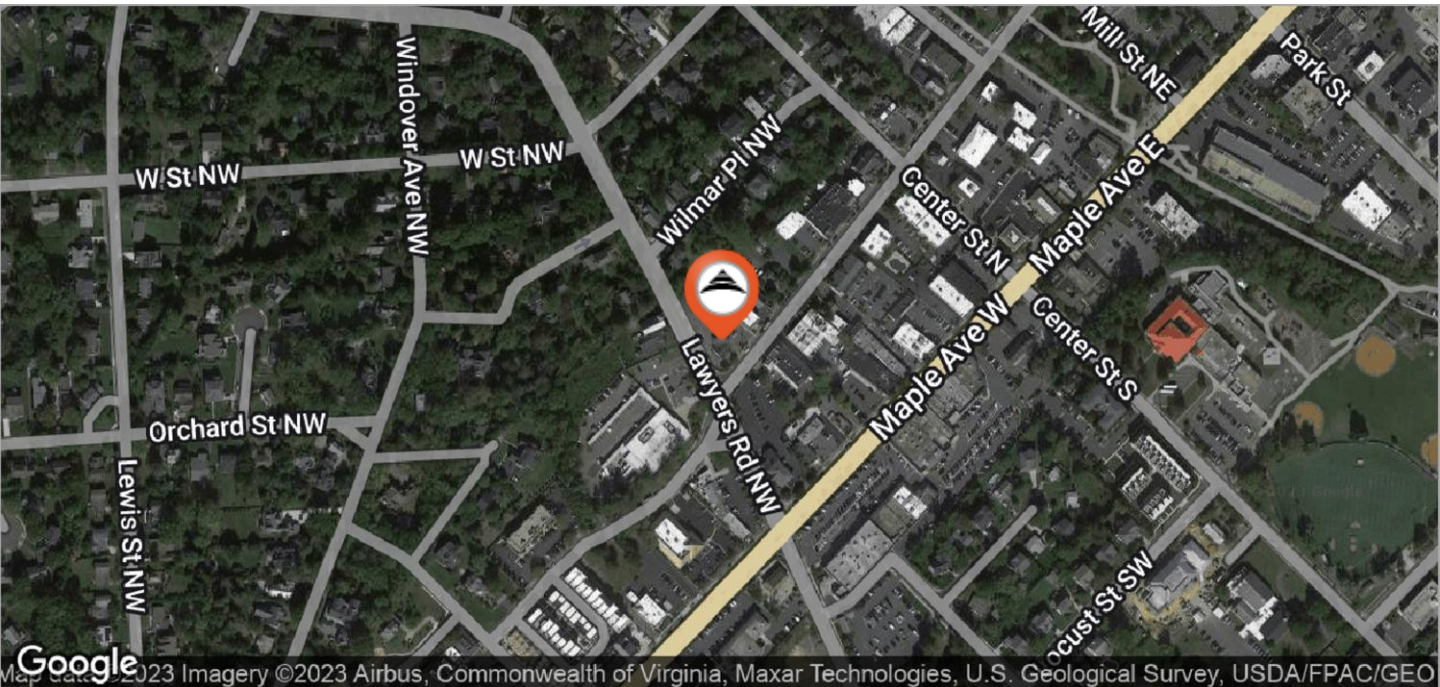
2 miles

\$188,477  
Median Household Income

\$91,327  
Per Capita Income

\$1,129,307  
Median Net Worth

Variables	2 miles	5 miles	10 miles
2023 Total Population	48,446	273,292	1,178,644
2023 Total Households	16,946	102,621	438,986
2023 Average Household Size	2.85	2.64	2.65
2023 Median Household Income	\$188,477	\$153,843	\$140,294
2023 Median Age	42.4	40.3	39.3



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