



360° VIRTUAL TOUR

PROPERTY DESCRIPTION

Ground floor retail/office condominium located at the corner of 20th Street N and 3rd Ave N in the historic Watts Tower. 20th Street North is one of the CBD's most walked pedestrian corridors. Ceiling height windows on the western and southern side provide ample natural light. Opportunity for banking and finance, general office, service or general retail. Reap the benefits of the 20th Street North Green Refresh initiative including new landscaping and curb work, cafe style seating, and the installation of wider bike and flex parking lanes.

The space, renovated in 2020, is move-in ready for an office or bank user with marble floors and mahogany finishes.

PROPERTY HIGHLIGHTS

- Ground Floor in the heart of downtown with excellent visibility and signage
- Mix of Open and Private Office
- Ample Natural Light
- Walk to UPS, Fedex, countless Restaurants

OFFERING SUMMARY

Sale Price:	\$475,000
Lease Rate:	\$15.00 SF/yr (MG)
Available SF:	3,800 SF
Building Size:	3,800 SF

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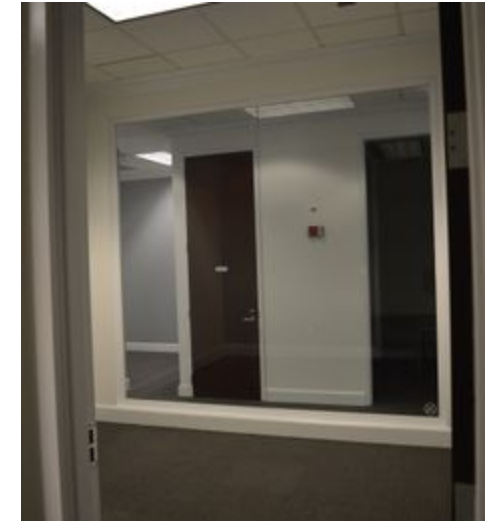
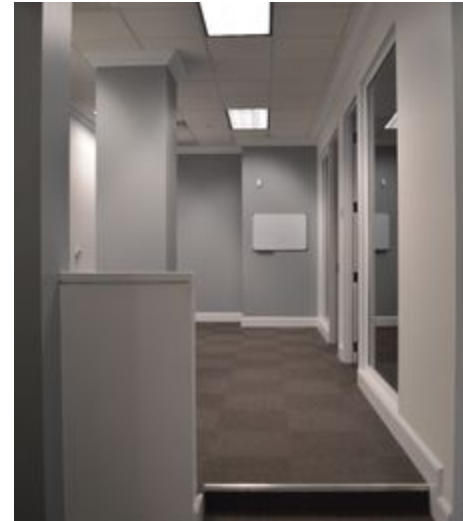


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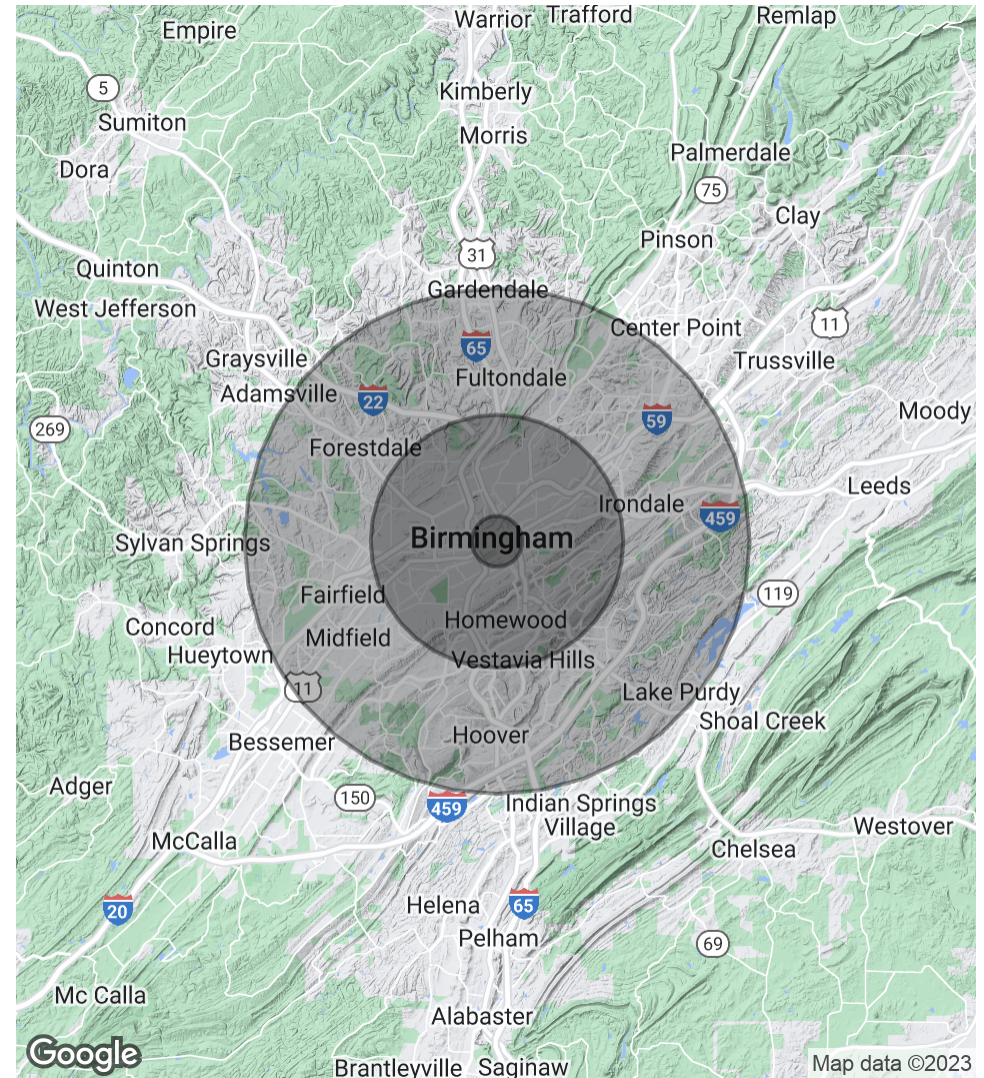
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	6,010	166,470	430,845
Average Age	37.0	38.2	38.8
Average Age (Male)	31.9	35.8	36.4
Average Age (Female)	39.0	39.2	40.5

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	4,146	89,376	213,474
# of Persons per HH	1.4	1.9	2.0
Average HH Income	\$40,578	\$66,292	\$71,084
Average House Value	\$110,597	\$228,876	\$209,826

* Demographic data derived from 2020 ACS - US Census



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