



Vision Commercial Advisors is pleased to offer a design-build office space for lease. The preferred tenant profile is medical or professional services. The lease rate will depend on the specifications of the building tailored for the tenant. This location features 4 parking spaces per 1,000 square feet and encompasses approximately 7161 square feet. It is situated as an outparcel to One Life Fitness. The shell will be complete in October, 2025.

PROPERTY HIGHLIGHTS

- Office for Lease
- Design Build
- Established Business Park
- Out Parcel to One Life Fitness
- Unique Architecture

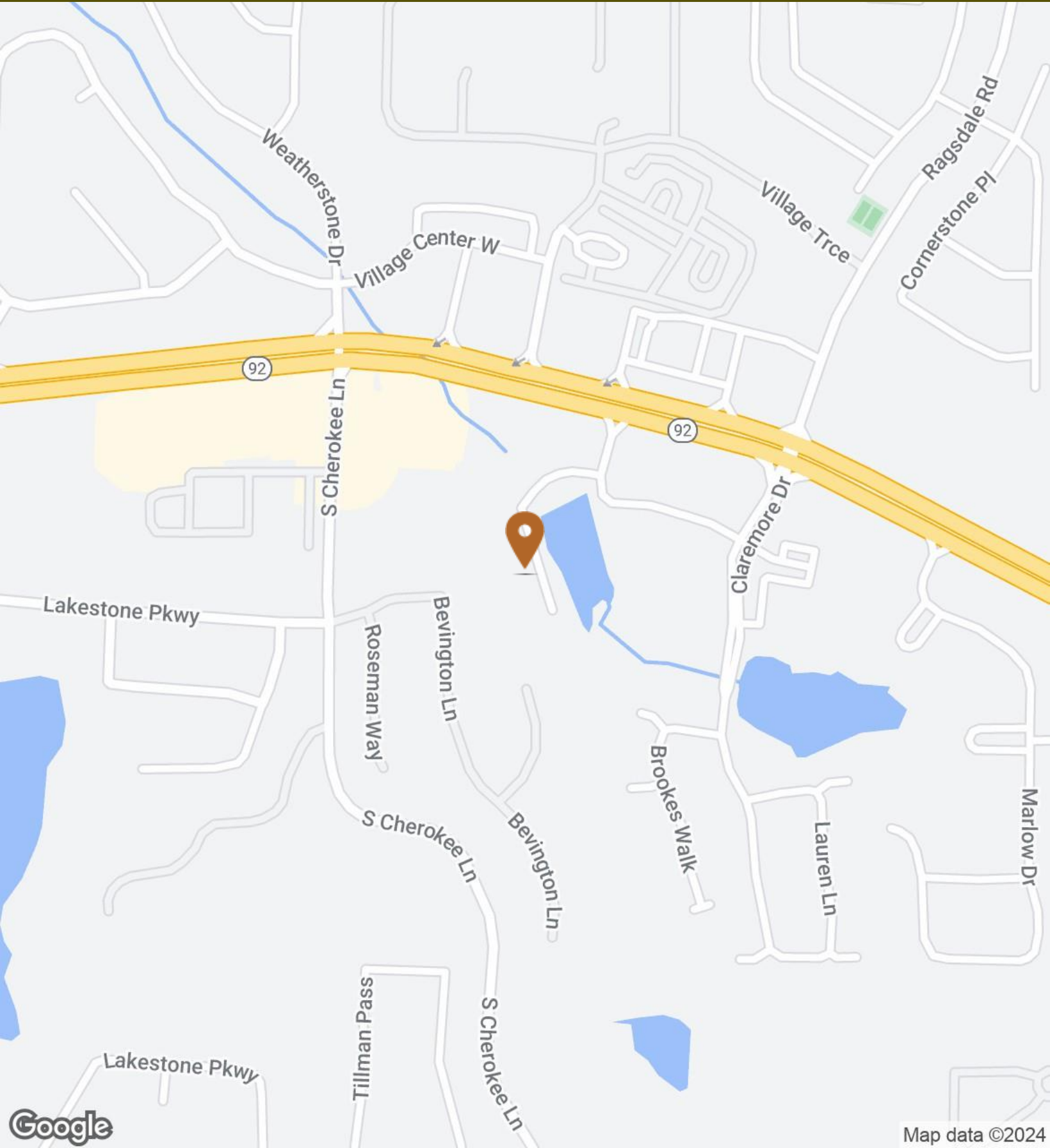
OFFERING SUMMARY

| | |
|----------------------|-------------|
| Lease Rate: | Negotiable |
| Available SF: | 7,161 SF |
| Lot Size: | 0.982 Acres |
| Parking: | 4/1000 |

| DEMOGRAPHICS | 1 MILE | 5 MILES | 10 MILES |
|--------------------------|---------------|----------------|-----------------|
| Total Households | 3,637 | 54,615 | 216,799 |
| Total Population | 8,611 | 146,062 | 564,816 |
| Average HH Income | \$103,022 | \$119,002 | \$115,213 |

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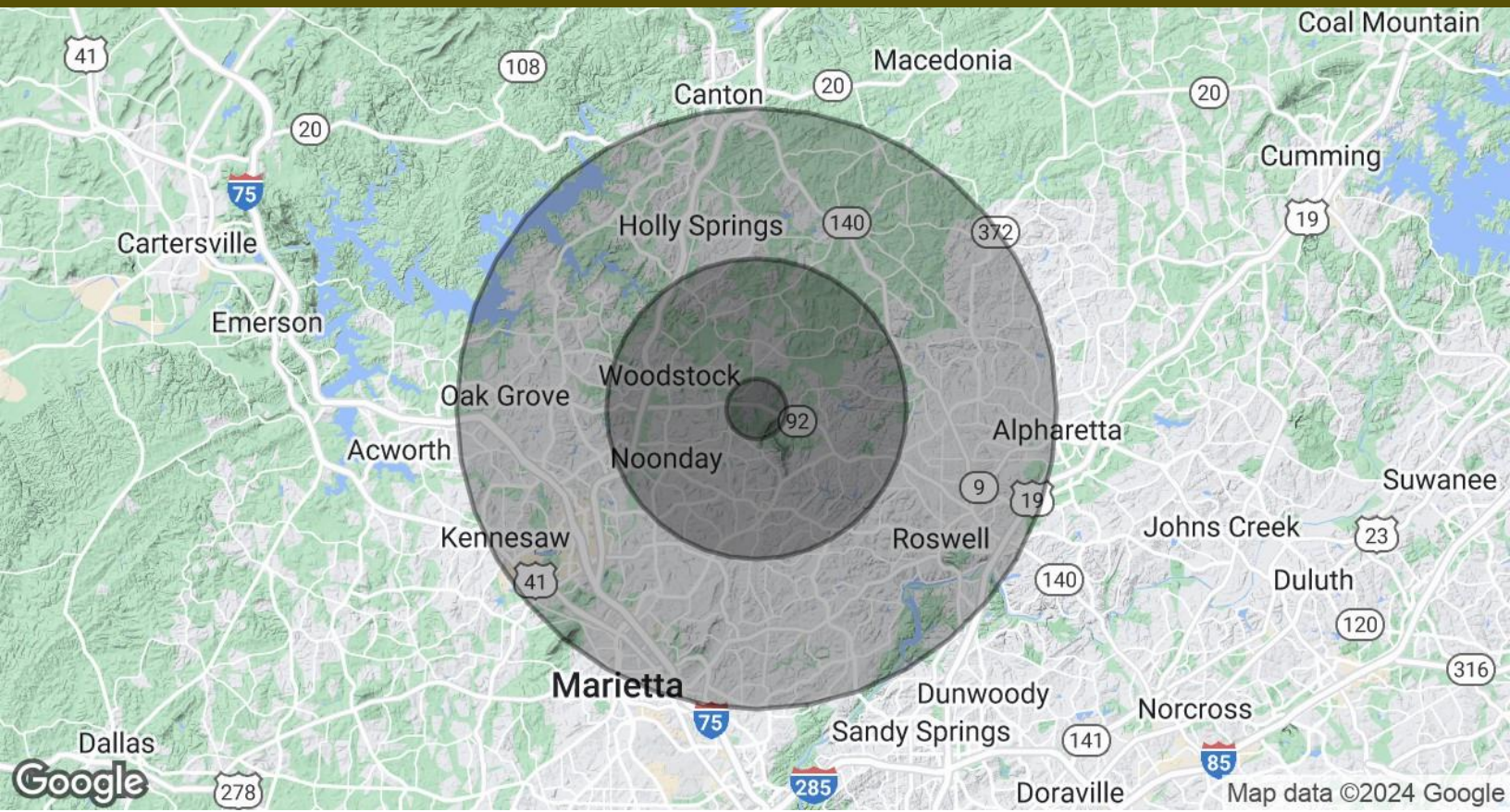




Map data ©2024

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| POPULATION | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population | 8,611 | 146,062 | 564,816 |
| Average Age | 41.3 | 41.0 | 39.5 |
| Average Age (Male) | 39.5 | 38.5 | 37.8 |
| Average Age (Female) | 43.0 | 42.2 | 40.5 |

| HOUSEHOLDS & INCOME | 1 MILE | 5 MILES | 10 MILES |
|---------------------|-----------|-----------|-----------|
| Total Households | 3,637 | 54,615 | 216,799 |
| # of Persons per HH | 2.4 | 2.7 | 2.6 |
| Average HH Income | \$103,022 | \$119,002 | \$115,213 |
| Average House Value | \$280,415 | \$322,807 | \$309,642 |

* Demographic data derived from 2020 ACS - US Census

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