

RETAIL | WAREHOUSE | INDUSTRIAL
FOR SUB-LEASE

OFFERING SUMMARY:

Lease Rate: Negotiable

Available SF: 7,019 SF

Sublease Term: 4.5 years

Dock High Doors: 2

Year Built: 1955

Parking: 15 spots

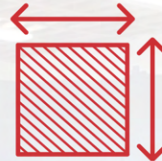
Yard Space: 3,500 SF

Utilities:

- Water & Sewer City
- Heat Natural Gas



7,019 SF of retail/warehousing available for sublease.



Additional 3,000 Sf of below grade space serviced by conveyor belt if needed.



2-dock high doors accessible by box truck



Clear heights: 9'-11'



Two private offices / conference rooms

PROPERTY PHOTOS



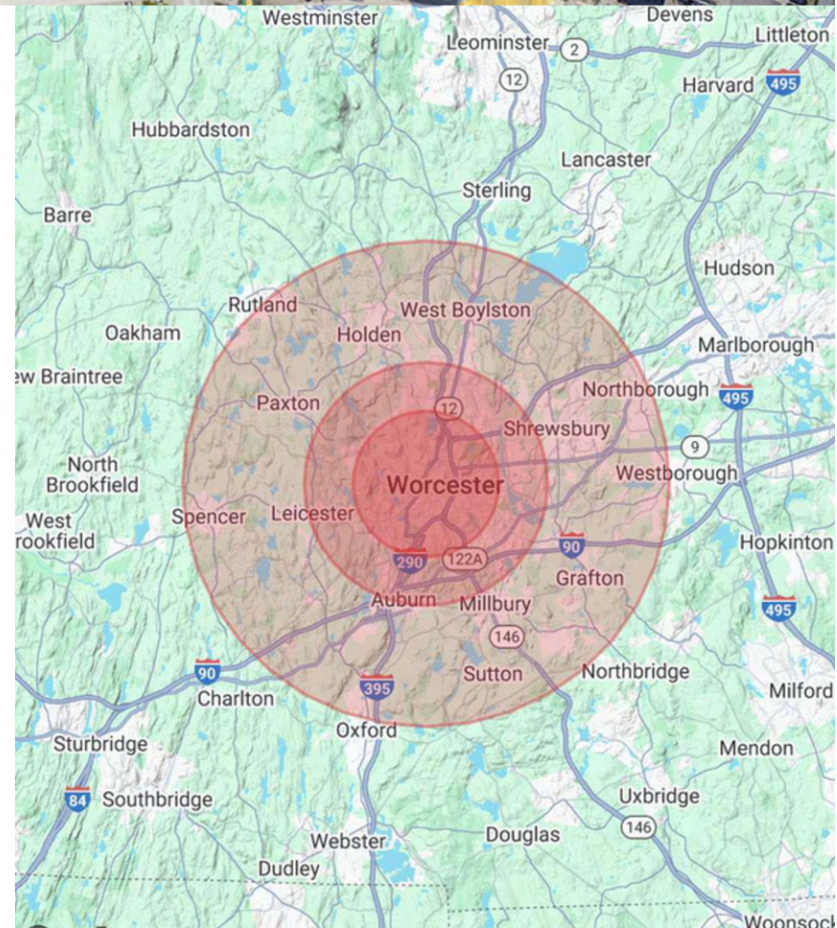
DEMORGRAPHICS



Population	3 Miles	5 Miles	10 Miles
Total Population	169,036	252,359	388,013
Average Age	38	39	40
Average Age (Male)	37	38	39
Average Age (Female)	39	40	41

Households & Income	3 Miles	5 Miles	10 Miles
Total Households	63,683	97,327	149,150
# of Persons per HH	2.7	2.6	2.6
Average HH Income	\$87,360	\$97,807	\$119,017
Average House Value	\$371,155	\$391,455	\$448,864

Demographics data derived from AlphaMap



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