



**OFFERING SUMMARY**

Available SF: 1,750 - 5,250 SF

Lease Rate: \$10.50 SF/yr (NNN)

Lot Size: 4.11 Acres

Year Built: 2003

Building Size: 43,769

Zoning: E3

**PROPERTY HIGHLIGHTS**

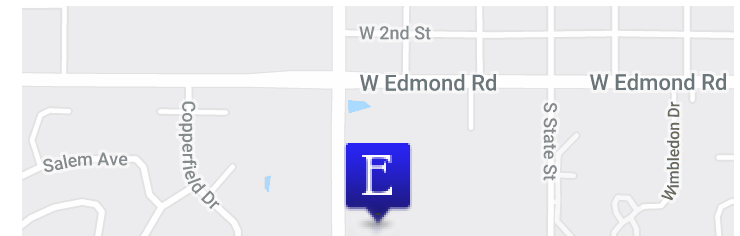
- Co-Tenants: Dance Makers, State Farm, Apex Dance Studio and Eve's & LuLu D's
- Various Floor Plans
- Climate Controlled Storage & Overhead Doors
- Great Visibility
- High Traffic Area
- 41,500 Cars Per Day

**DEMOGRAPHICS**

	1 MILE	3 MILES	5 MILES
Total Households	4,328	26,567	45,947
Total Population	10,778	69,472	121,720
Average HH Income	\$44,609	\$73,639	\$92,120

**AVAILABLE SPACES**

SPACE	LEASE RATE	SIZE (SF)
A & B	\$10.50 SF/yr	2,100 SF
H	\$10.50 SF/yr	1,750 - 5,250 SF
P	\$10.50 SF/yr	1,750 SF
G	\$10.50 SF/yr	1,750 - 5,250 SF
J	\$10.50 SF/yr	1,750 - 5,250 SF



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