



## Property Description

**Rare Retail Availability in Popular East Central Strip Center Next to Nationally Acclaimed Georges French Bistro Restaurant.**

## Property Highlights

- **Located on Busy Retail Corridor**
- **Services Many Popular Neighborhoods**
- **Centrally Located for Optimal Coverage Area**
- **Monument Signage Available**
- **Additional Parking in the Back of Building**

## Offering Summary

Lease Rate:	\$16 SF/yr (NNN)
Number of Tenants:	5
Available SF:	2,000 SF
Parking:	Ample
Building Size:	14,176 SF

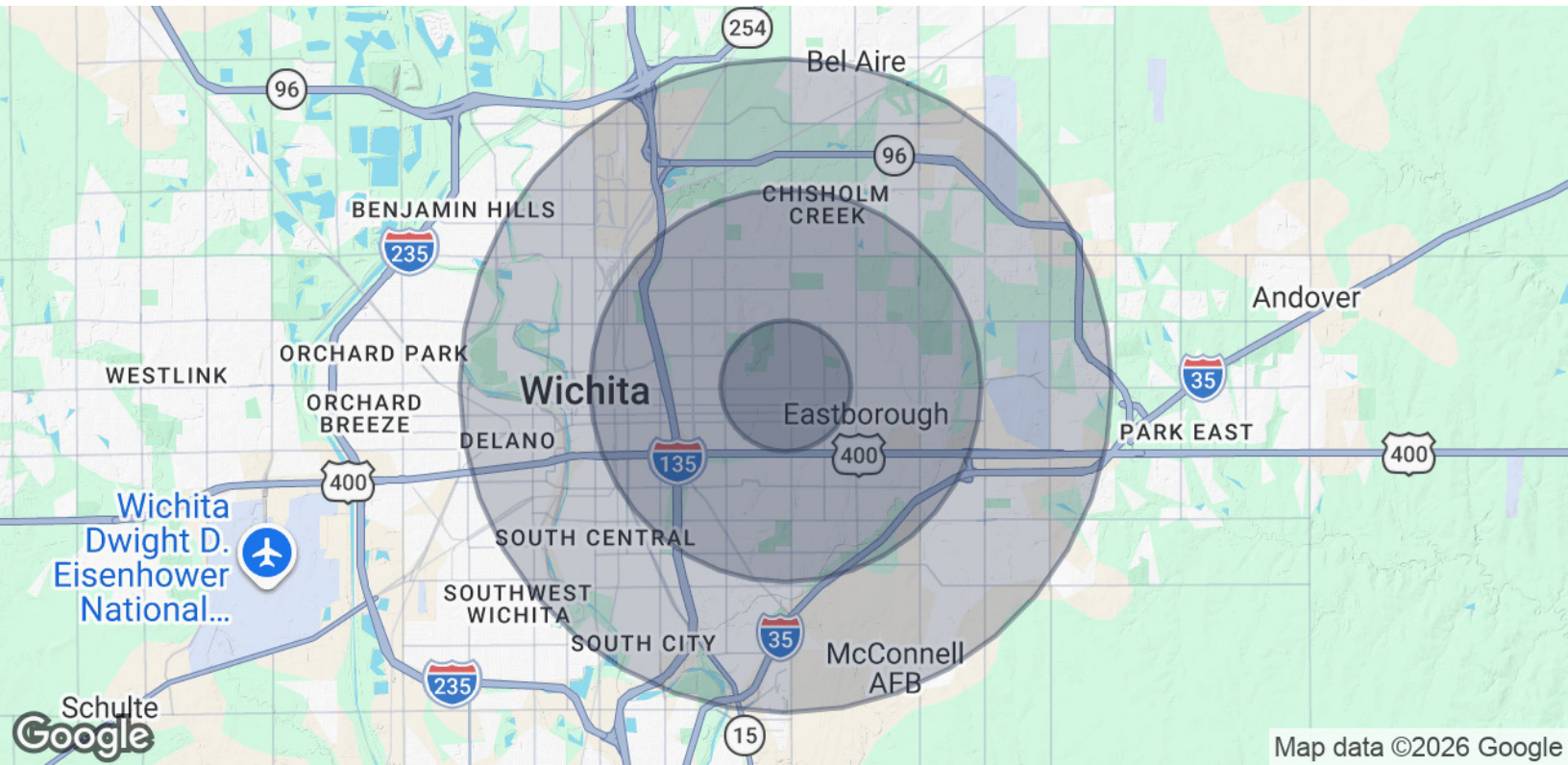
Demographics	1 Mile	3 Miles	5 Miles
Total Households	5,513	39,634	87,515
Total Population	13,085	94,849	213,208
Average HH Income	\$101,056	\$81,250	\$80,581

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# Demographics Snapshot

4618 EAST CENTRAL



Population	1 Mile	3 Miles	5 Miles
Total Population	13,085	94,849	213,208
Average Age	36.1	35.6	35.1
Average Age (Male)	34.7	34.7	33.9
Average Age (Female)	40.0	37.6	36.9

Households & Income	1 Mile	3 Miles	5 Miles
Total Households	5,513	39,634	87,515
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$101,056	\$81,250	\$80,581
Average House Value	\$222,302	\$182,411	\$186,035

2023 American Community Survey (ACS)

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# Local Area Users

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