



PROPERTY DESCRIPTION

Welcome to 2140 S Holly St, a prime commercial property offering an expansive and inviting space for lease. With an oversized lot providing over 60 parking spaces, this property is perfectly suited for a range of businesses. Recently updated offices provide modern comfort and functionality, while the abundance of massive windows offers breathtaking westward views and an influx of natural light. Conveniently located right off Evans Ave and South Holly St, with easy access to I25, this property provides an ideal combination of accessibility and aesthetic appeal for your business needs.

PROPERTY HIGHLIGHTS

- Oversized Lot with Over 60 Parking Spaces
- Many Offices Recently Updated
- Right Off of Evans Ave and South Holly Street
- Easy Access to I25
- Massive Windows with Westward views

OFFERING SUMMARY

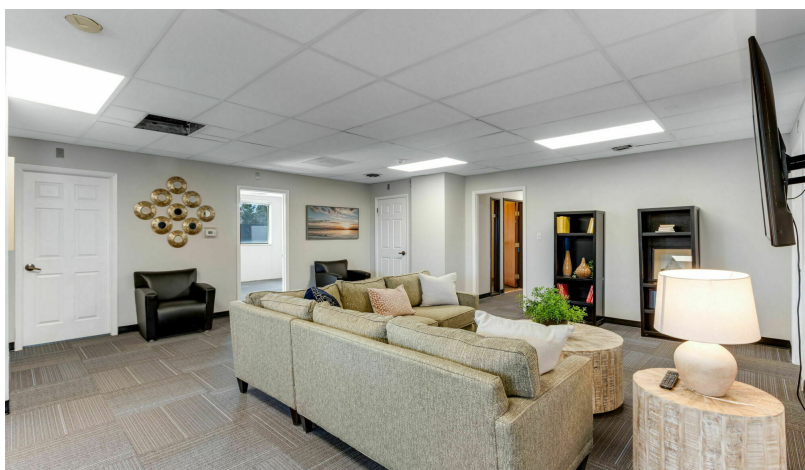
Lease Rate:	\$750 - 4,675 per month (Gross)
Available SF:	783 - 3,300 SF
Lot Size:	0.506 Acres
Building Size:	9,378 SF

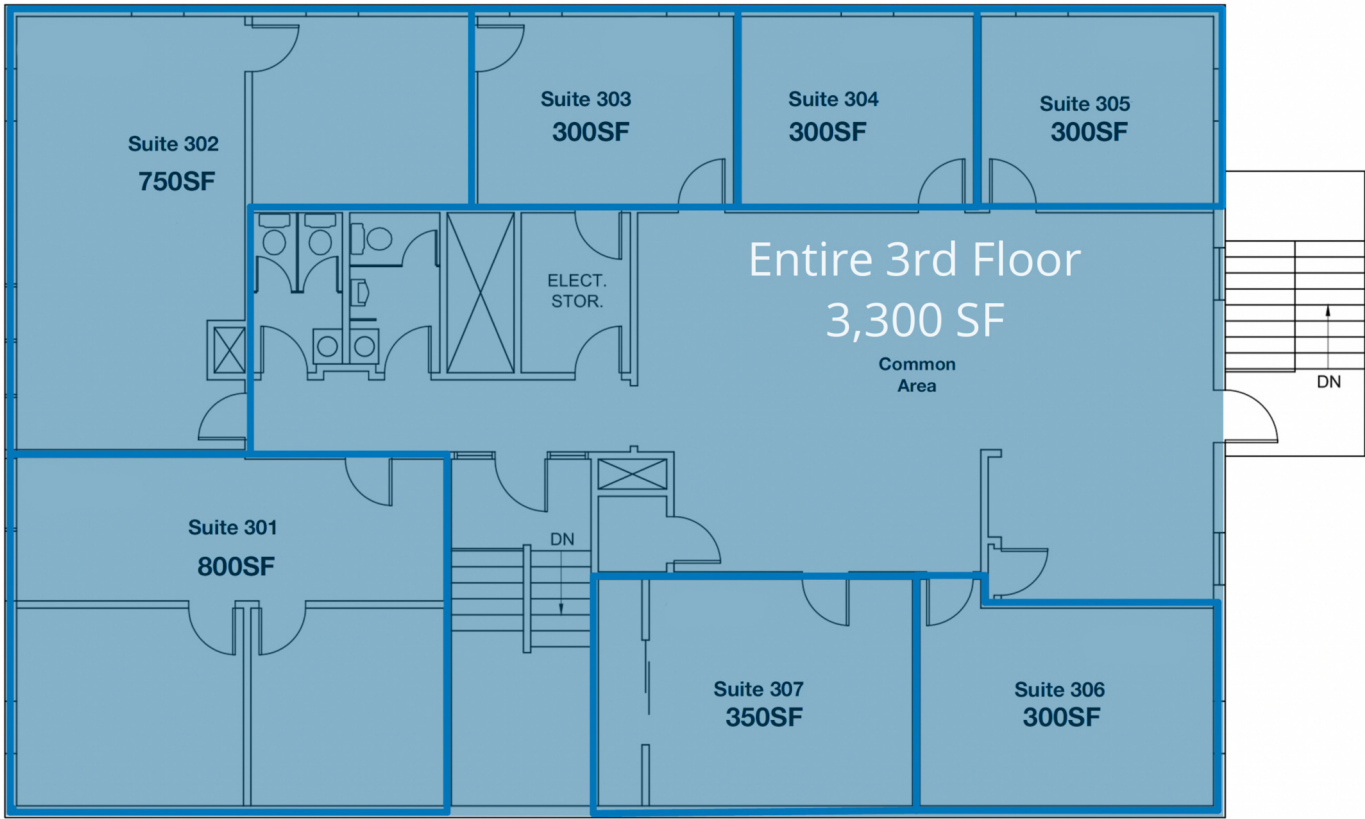
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	8,050	82,494	211,857
Total Population	17,689	175,119	443,103
Average HH Income	\$120,377	\$132,207	\$134,765

Additional Photos



2140 S HOLLY ST





LEGEND

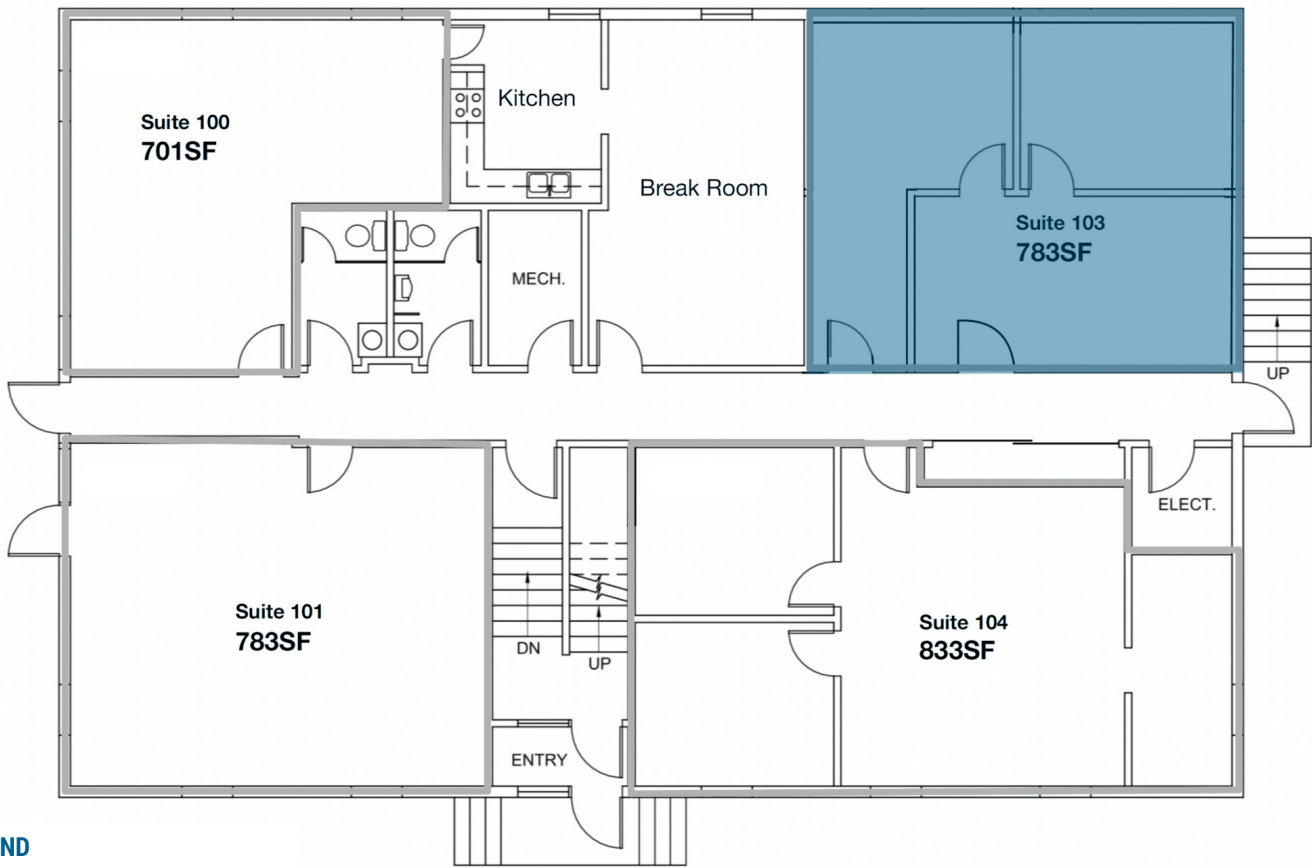
Available

LEASE INFORMATION

Lease Type:	Gross	Lease Term:	12 months
Total Space:	783 - 3,300 SF	Lease Rate:	\$750 - \$4,675 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
3rd Floor Space	Available	3,300 SF	Gross	\$17.00 SF/yr	Entire 3rd floor available for lease (3,300 SF). Option to lease individual spaces.



LEGEND

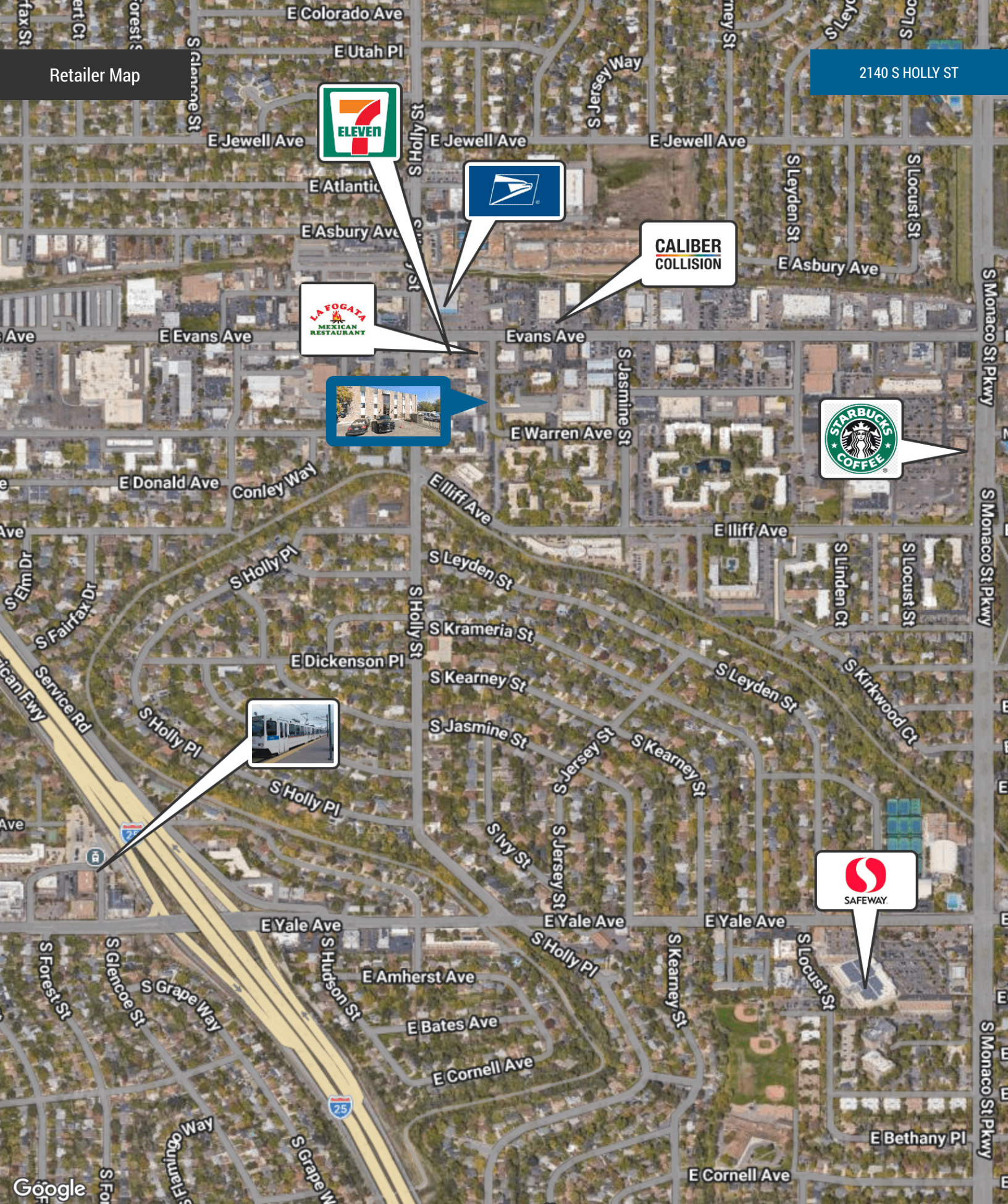
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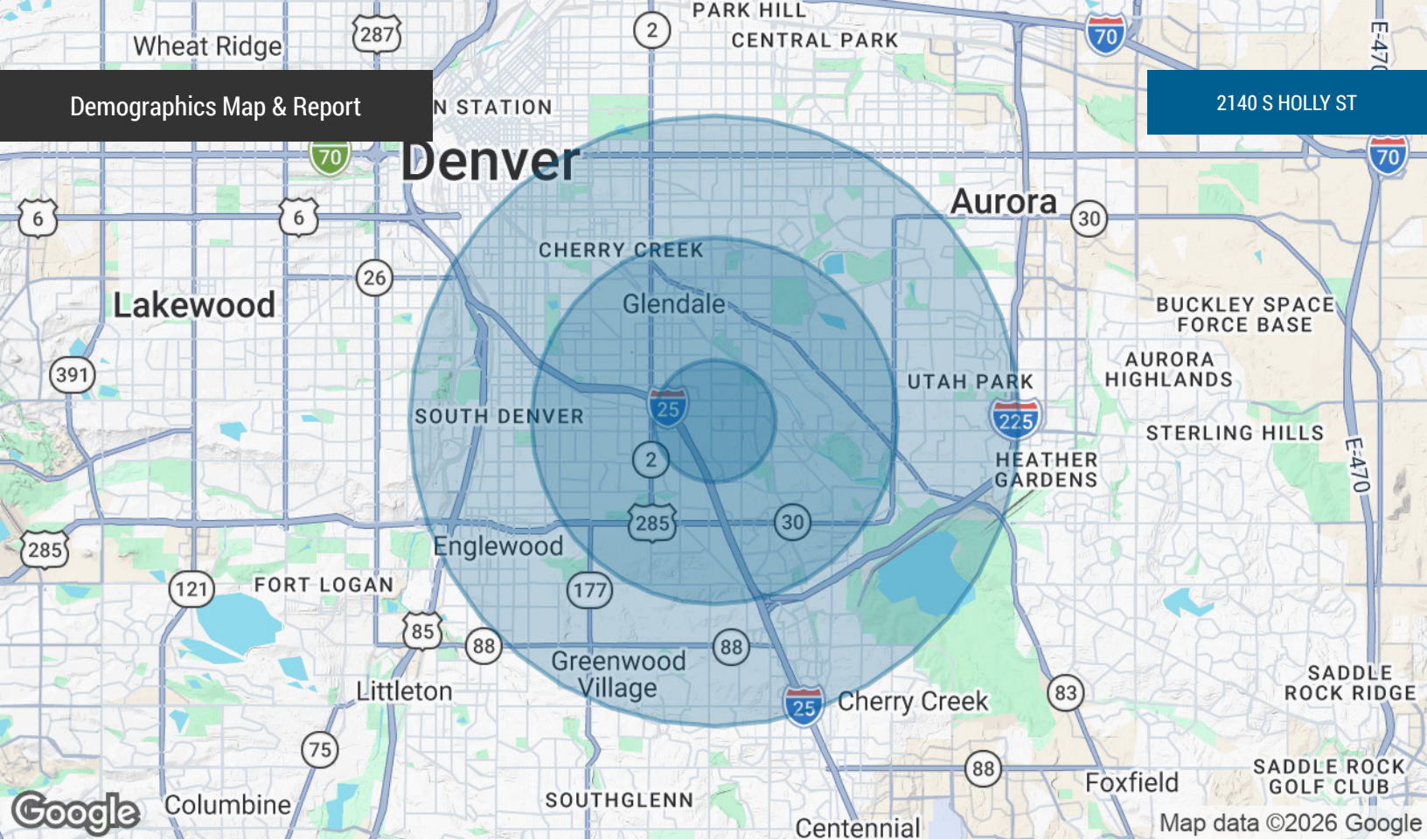
LEASE INFORMATION

Lease Type:	Gross	Lease Term:	12 months
Total Space:	783 - 3,300 SF	Lease Rate:	\$750 per month

AVAILABLE SPACES

SUITE	TENANT	SIZE	TYPE	RATE	DESCRIPTION
1st Floor Space	Available	783 SF	Gross	\$750 per month	Raw space, would be great for storage





POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	17,689	175,119	443,103
Average Age	38.4	38.3	38.1
Average Age (Male)	38.1	38.2	38.1
Average Age (Female)	39.4	39.0	38.6

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	8,050	82,494	211,857
# of Persons per HH	2.2	2.1	2.1
Average HH Income	\$120,377	\$132,207	\$134,765
Average House Value	\$620,238	\$743,653	\$746,666

2023 American Community Survey (ACS)