



PROPERTY DESCRIPTION

Professional Office Space Available for Lease in Creek Mont Centre Business Park. 1200 sf unit has recently been updated with new flooring and paint. This site is centrally located between I-10 (2 miles) and Mobile Hwy (1.2 miles) with an AADT of 36,500 on Pine Forest Rd. Demographics within a 5-mile radius include a Total Population of 122,316 and a Total Household Income of \$74,895. The location includes 35 marked parking spaces and Lighted Pylon sign on Pine Forest Rd.

PROPERTY HIGHLIGHTS

- AADT 36,500. Pylon Sign. Open Floorplan. New Flooring.

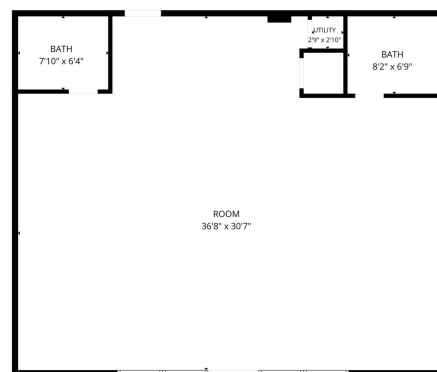
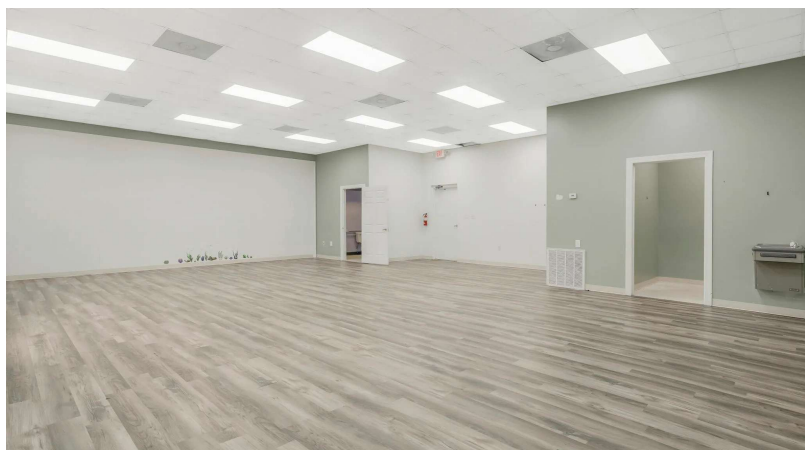
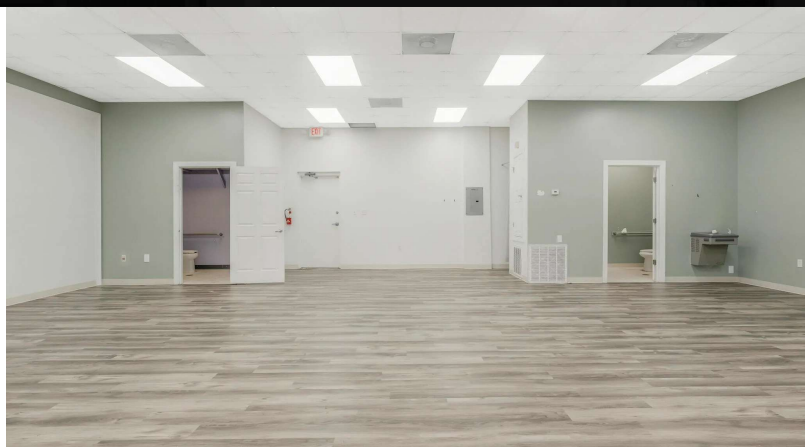
OFFERING SUMMARY

Lease Rate:	\$16 SF/yr (NNN)
NNN Rate:	\$4.51/ SF/yr
Available SF:	1,200 SF
Lot Size:	2.78 Acres
Building Size:	7,104 SF
Zoning	COM
Property Type	Office
Traffic Count	36,500

DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

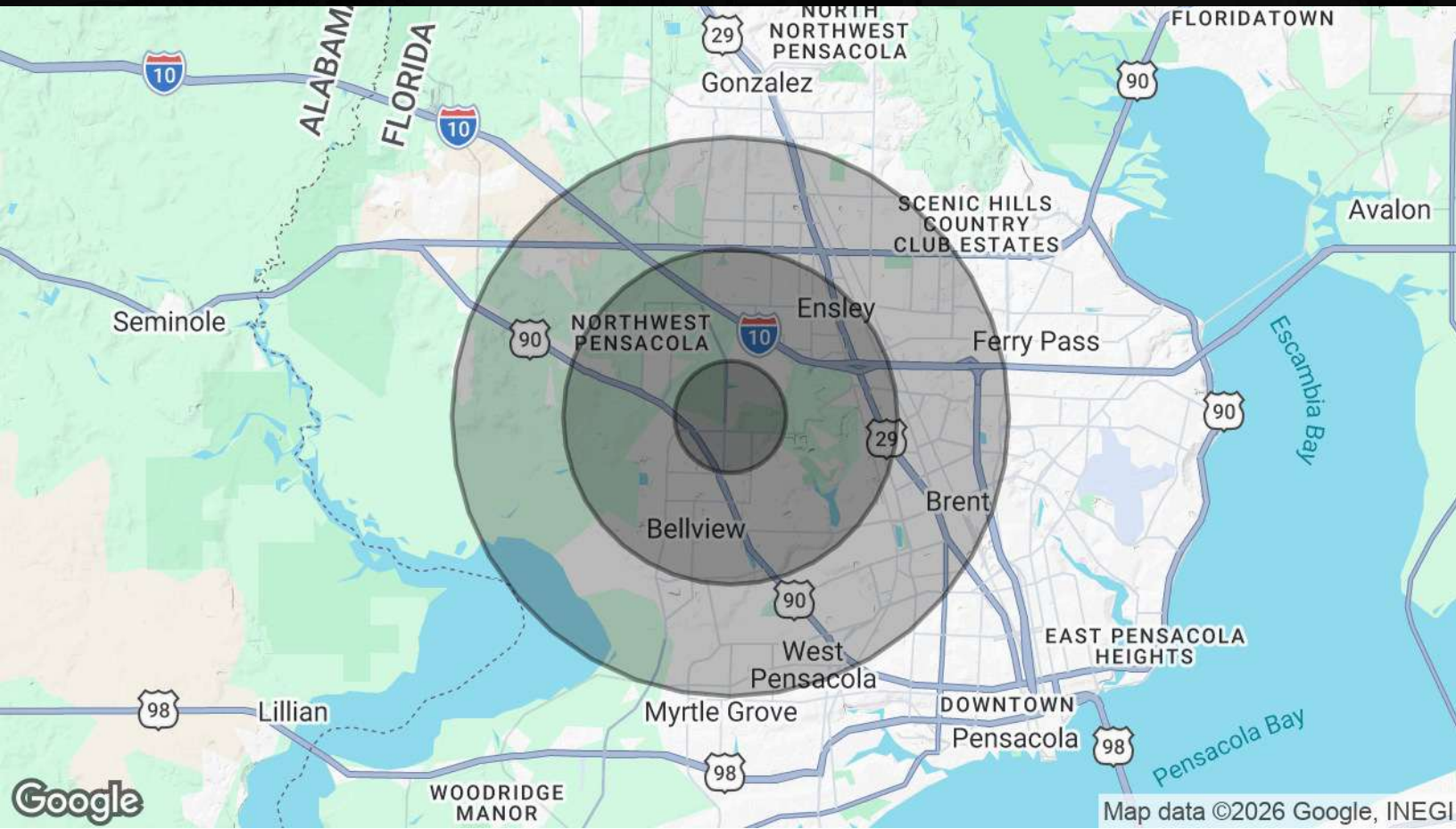
Total Households	1,938	16,202	43,887
Total Population	4,778	40,371	112,316
Average HH Income	\$78,999	\$75,623	\$74,895





ROOM PLAN CREATED BY CLARICA APP. MEASUREMENTS DERIVED FROM CLARICA APP. NOT GUARANTEED.





POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,778	40,371	112,316
Average Age	41.1	40.3	38.3
Average Age (Male)	37.9	38.6	37.5
Average Age (Female)	44.0	42.4	40.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,938	16,202	43,887
# of Persons per HH	2.5	2.5	2.6
Average HH Income	\$78,999	\$75,623	\$74,895
Average House Value	\$210,259	\$208,866	\$208,942

2023 American Community Survey (ACS)