

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

|                |                    |
|----------------|--------------------|
| Lease Rate:    | \$12.00 SF/yr (FS) |
| Building Size: | 21,252 SF          |
| Available SF:  | 650 SF             |
| Year Built:    | 1971               |

### PROPERTY OVERVIEW

This property is on a great corner location. This building is currently undergoing some renovations and updates. It's a 2-story concrete structure/brick veneer. There is 24-hour utilities as well as access. There is ample parking available and public transportation stops outside. Easy access to I-44.

### PROPERTY HIGHLIGHTS

| SPACES | LEASE RATE    | SPACE SIZE |
|--------|---------------|------------|
| 220    | \$15.69 SF/yr | 650 SF     |

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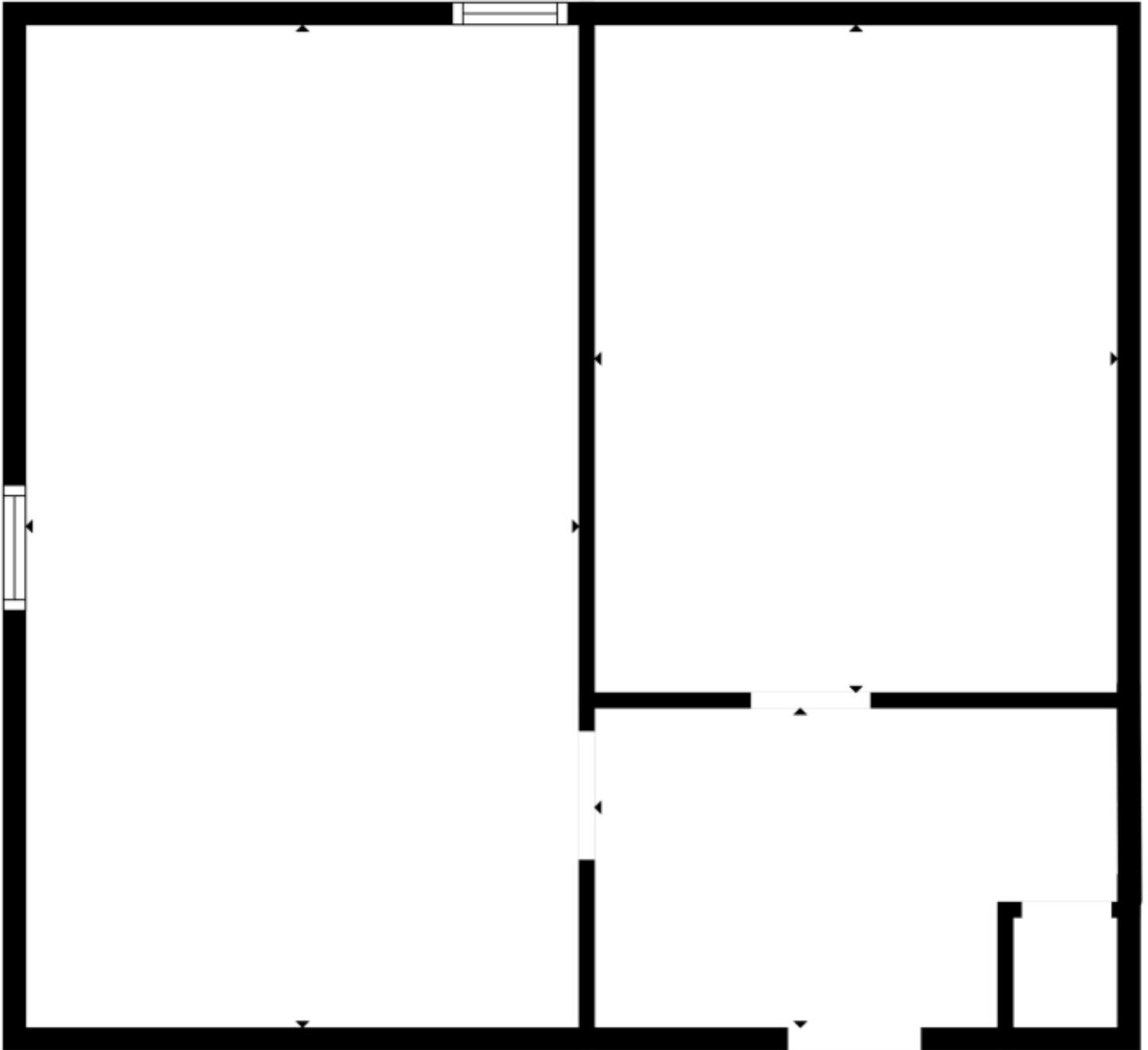
## ADDITIONAL PHOTOS



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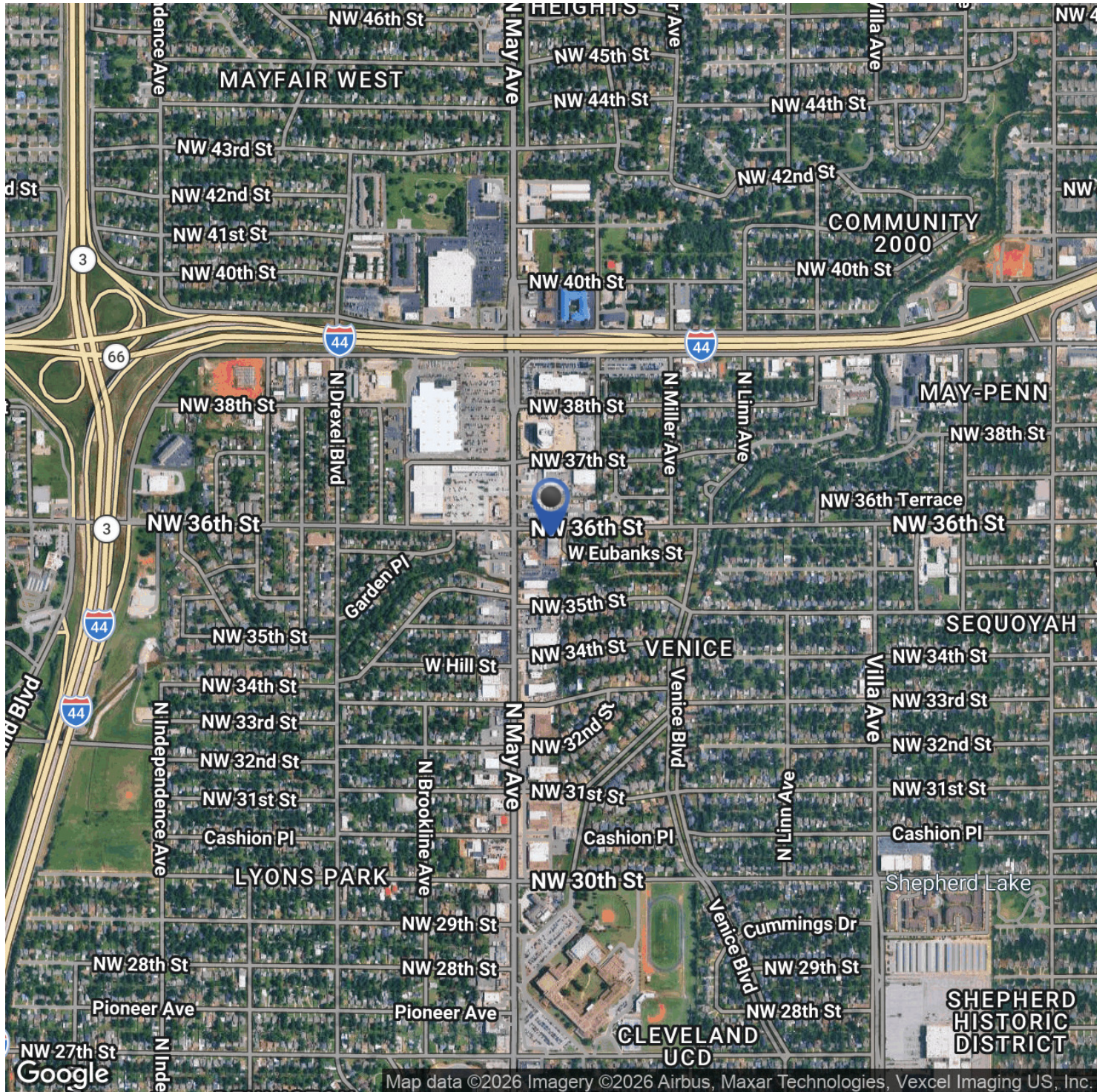
## FLOOR PLANS



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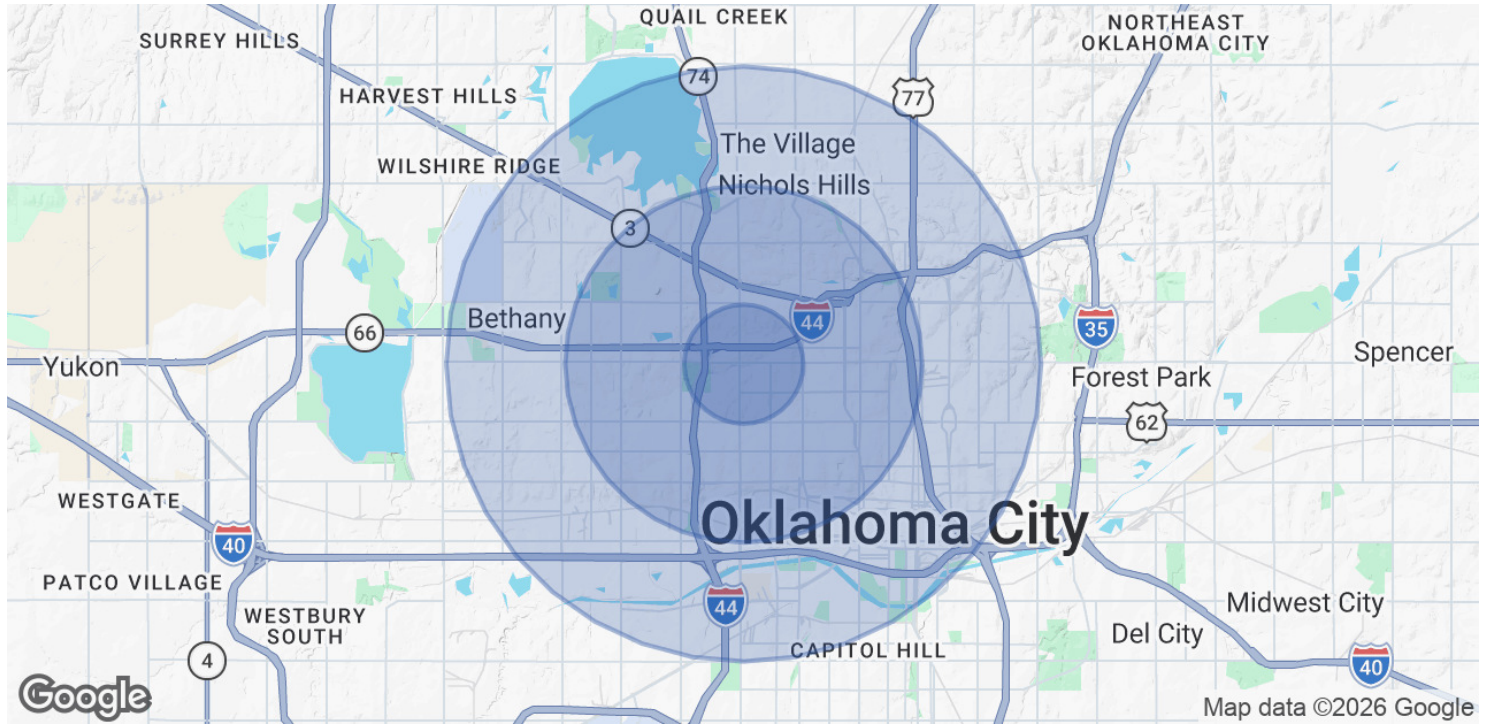
## LOCATION MAP



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## DEMOGRAPHICS MAP & REPORT



| POPULATION           | 1 MILE | 3 MILES | 5 MILES |
|----------------------|--------|---------|---------|
| Total Population     | 13,560 | 108,173 | 227,078 |
| Average Age          | 34.5   | 35.7    | 34.9    |
| Average Age (Male)   | 33.0   | 34.8    | 33.9    |
| Average Age (Female) | 36.6   | 36.3    | 35.7    |

| HOUSEHOLDS & INCOME | 1 MILE   | 3 MILES   | 5 MILES   |
|---------------------|----------|-----------|-----------|
| Total Households    | 5,900    | 47,992    | 95,279    |
| # of Persons per HH | 2.3      | 2.3       | 2.4       |
| Average HH Income   | \$48,482 | \$54,354  | \$55,007  |
| Average House Value | \$85,922 | \$154,995 | \$157,926 |

\* Demographic data derived from 2020 ACS - US Census

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