



OFFERING SUMMARY

Lease Rate:	\$2,000 per month (MG)
Building Size:	29,750 SF
Available SF:	1,200 SF
Lot Size:	30,088 SF
Number of Units:	20
Year Built:	1988
Zoning:	M-1

PROPERTY OVERVIEW

1,200 SF first-floor office space available for sublease. Lease term expires May 31, 2031. Approved for office use and includes a rear entrance. Conveniently located on NW South River Drive.

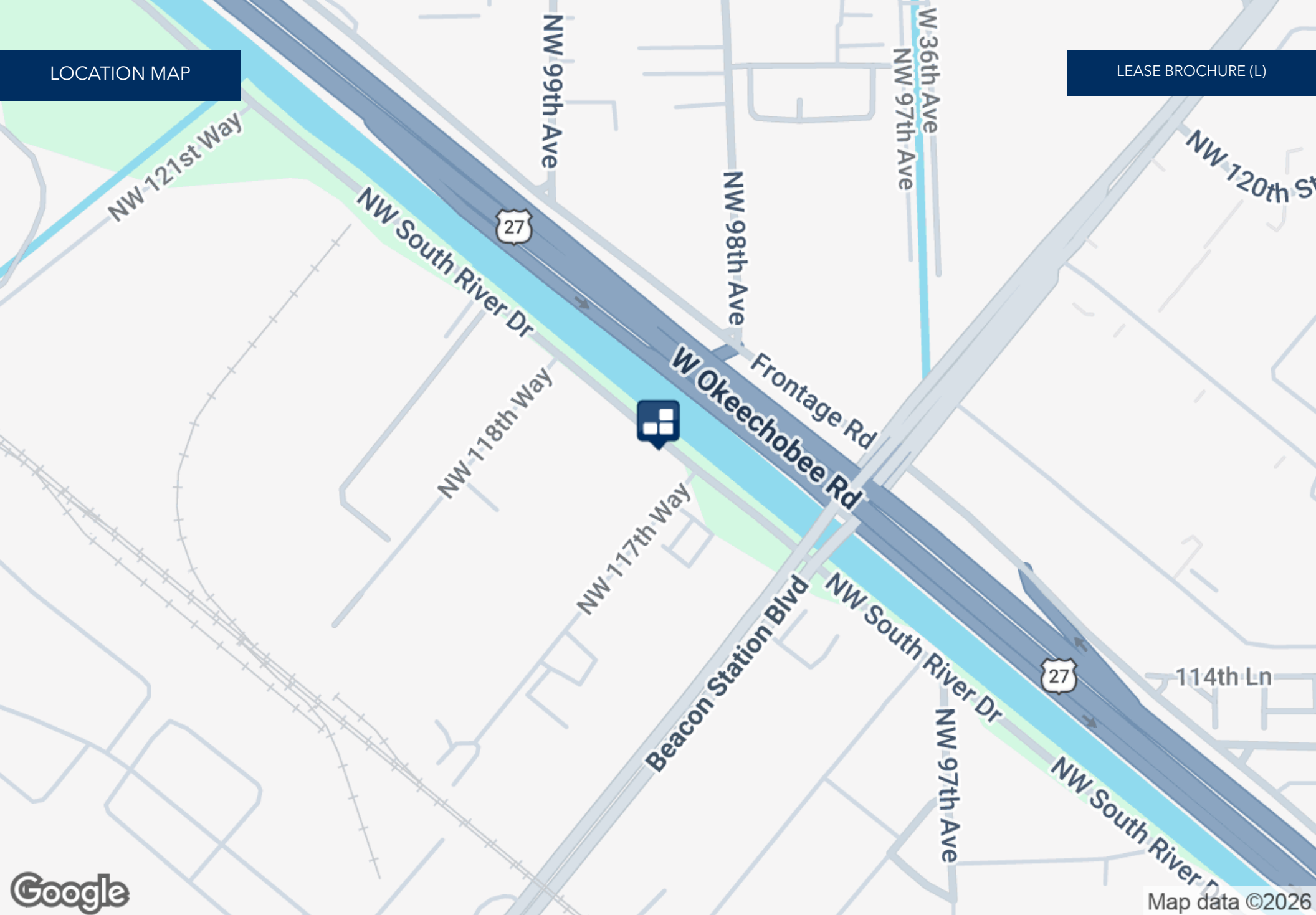
PROPERTY HIGHLIGHTS

ADDITIONAL PHOTOS



LEASE BROCHURE (L)





Map data ©2026

DEMOGRAPHICS MAP & REPORT

LEASE BROCHURE (L)

POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	861	4,041	19,774
Average Age	46.9	44.4	44.6
Average Age (Male)	45.1	43.5	43.2
Average Age (Female)	49.8	45.7	45.1

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	234	1,152	5,957
# of Persons per HH	3.7	3.5	3.3
Average HH Income	\$105,057	\$96,965	\$92,408
Average House Value	\$279,871	\$292,045	\$351,172

2023 American Community Survey (ACS)

