



OFFERING SUMMARY

Lease Rate:	\$8.00SF/yr + (\$2.56 NNN)
Building Size:	14,250 SF
Available SF:	5,500 SF w/ drive-in door
Lot Size:	2.126 Acres
Number of Units:	3
Year Built:	1984
Renovated:	2020
Zoning:	Commercial
Traffic Count:	50,000

PROPERTY OVERVIEW

5,500 sq.ft. fully conditioned flex space available for lease. Excellent signage/frontage on St Rt 125 (ADT ~50K). Available space is clear span with 13'5"-11'ceilings and large storefront windows facing the State Route 125, perfect for showroom or retail. Private office with two restrooms (1 ADA compliant). Dedicated parking for roughly 15 vehicles. One overhead door (10'H x 18'W).

PROPERTY HIGHLIGHTS

- Signage and 200' frontage on St Rt 125
- ~50,000 daily traffic count
- Flex retail / warehouse space / showroom
- Private office and reception space
- ADA restrooms
- 15 parking spaces
- 1.5 Miles from several amenities (grocery, restaurants, retail) and I-275
- One 10'H x 18"W overhead door

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RETAIL PROPERTY FOR LEASE



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ADDITIONAL PHOTOS



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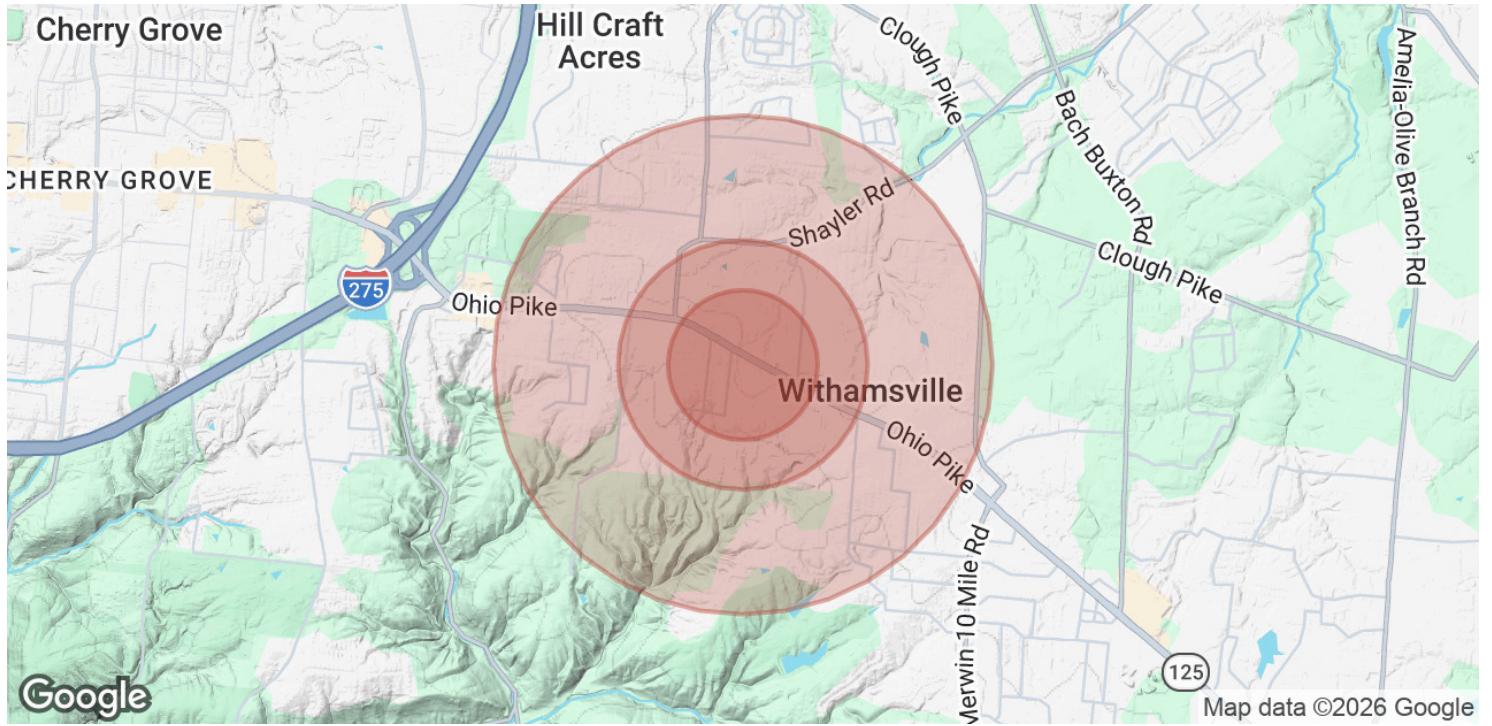
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RETAIL PROPERTY FOR LEASE



POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	810	2,039	6,702
Average Age	43	43	42
Average Age (Male)	42	41	41
Average Age (Female)	45	44	43

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	342	863	2,835
# of Persons per HH	2.4	2.4	2.4
Average HH Income	\$77,155	\$76,749	\$85,089
Average House Value	\$213,499	\$217,169	\$251,255

2020 American Community Survey (ACS)

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