

**FOR LEASE**

2800 S Glenn Avenue

PROPERTY OVERVIEW

- Includes a small warehouse with heating, cooling, and two garage doors
- Ideal for medical, mixed-use, or co-working office setups
- Ensured high-quality maintenance and management
- Plenty of parking space available for tenants and visitors
- Signage Options are available on the building or in front, enhancing visibility

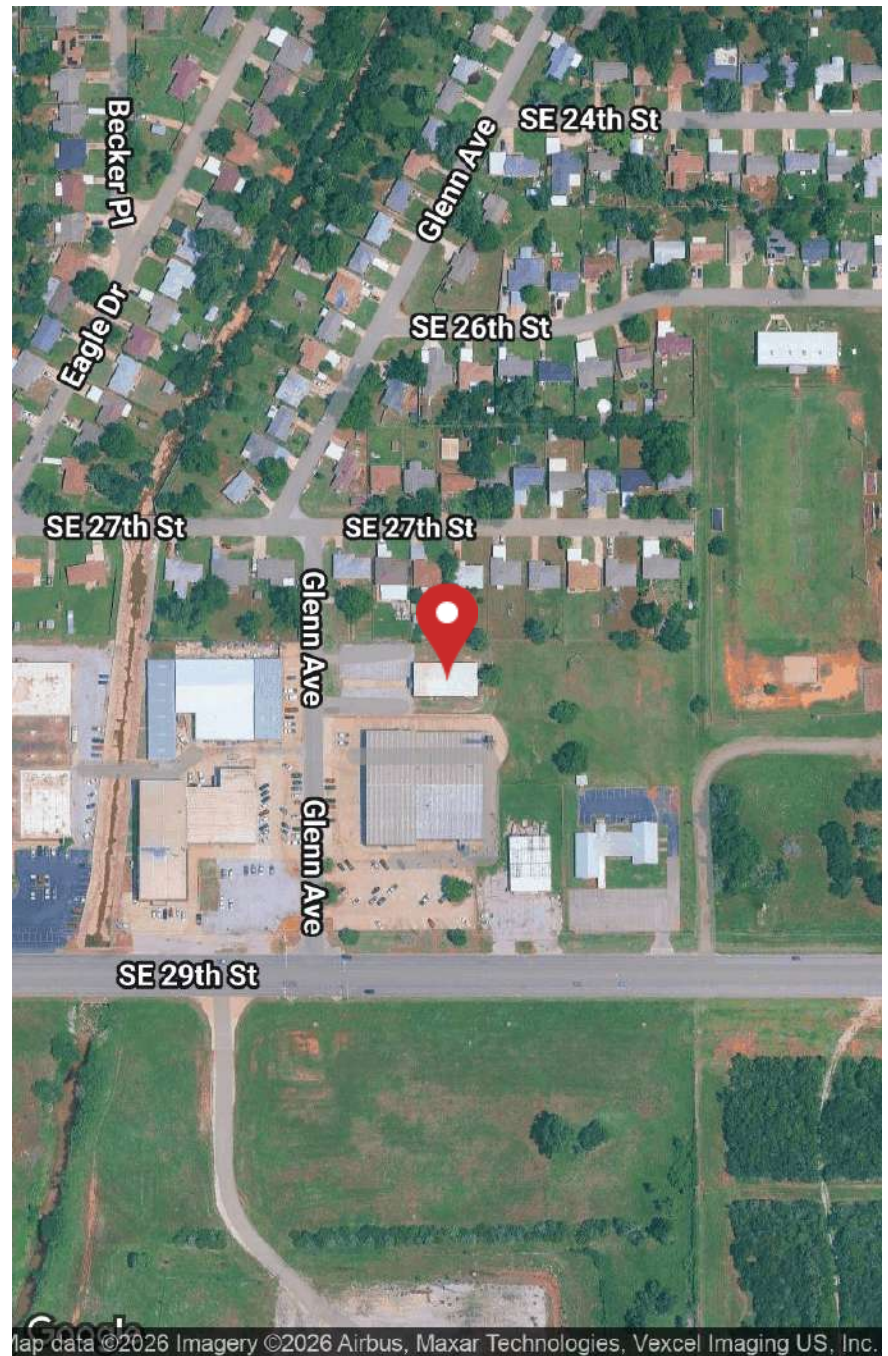
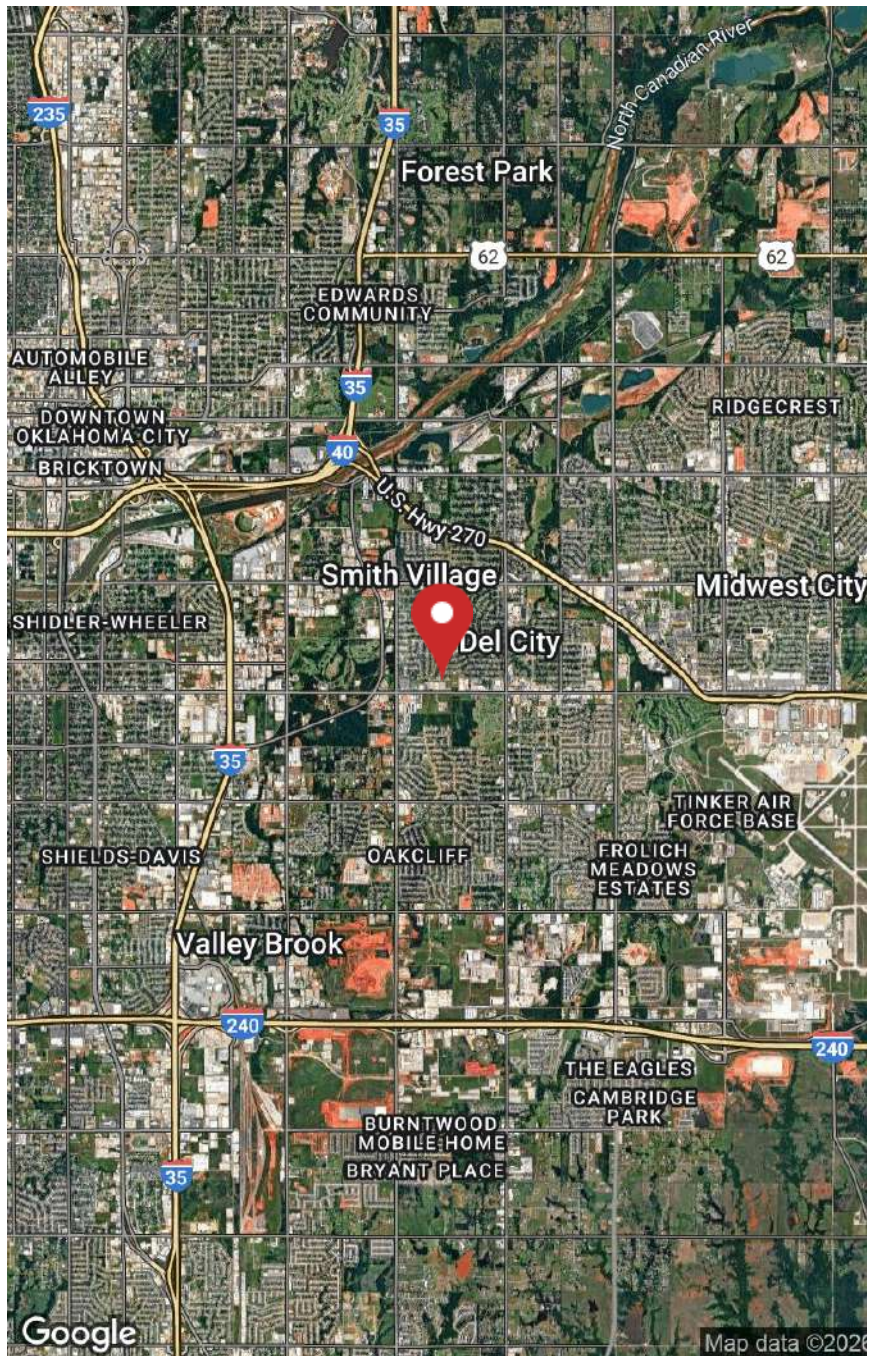
OFFERING SUMMARY

Lease Rate:	\$9.00 SF/yr (NNN)
Available SF:	4,761 SF
Lot Size:	29,000 SF
Building Size:	4,761 SF
Zoning:	R-1-D

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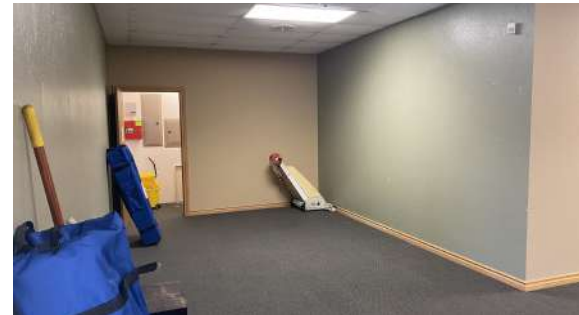


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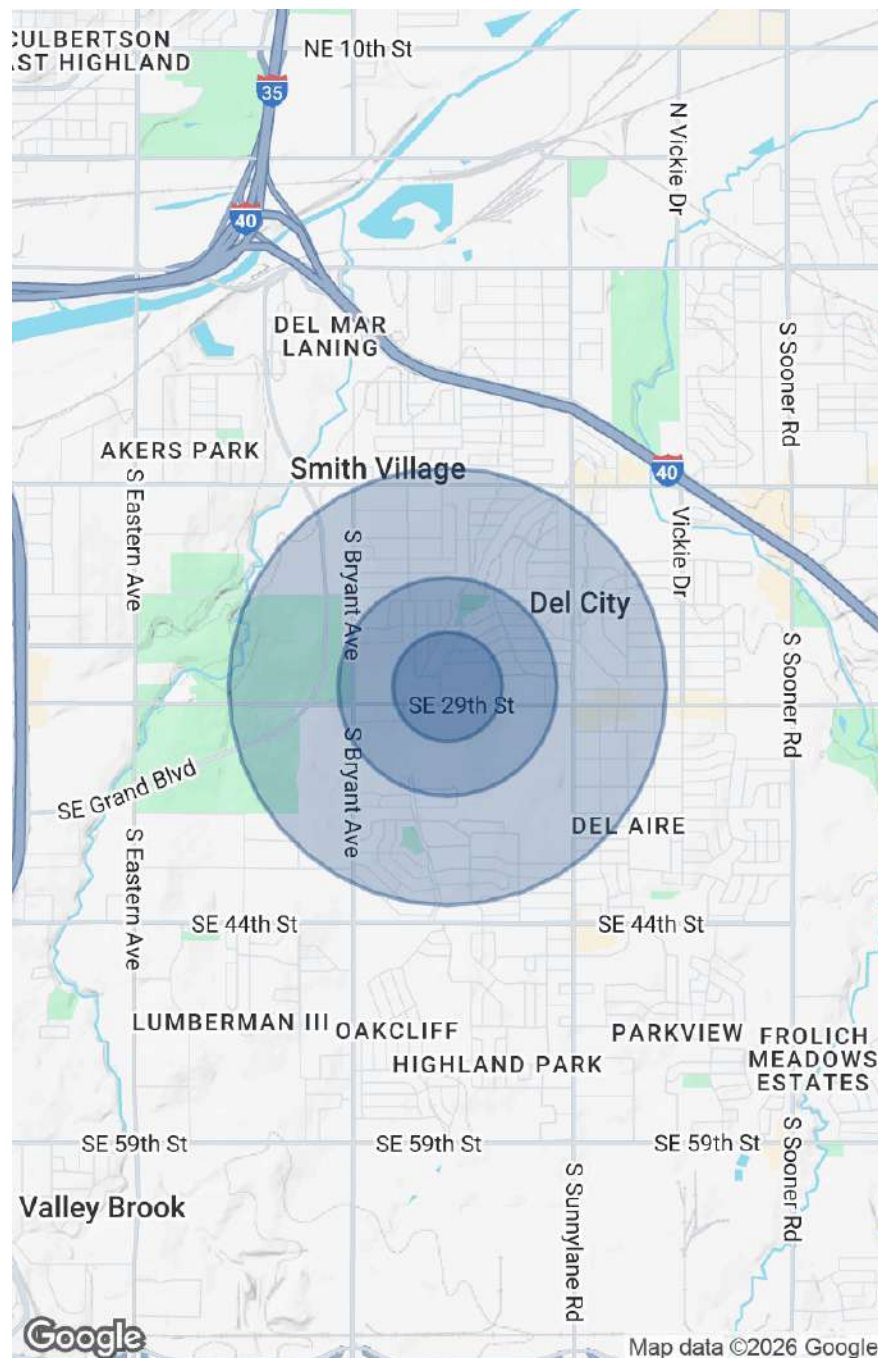
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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	697	2,708	8,618
Average Age	32.6	32.7	33.9
Average Age (Male)	33.1	31.3	30.6
Average Age (Female)	30.9	33.1	37.9

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	293	1,146	3,803
# of Persons per HH	2.4	2.4	2.3
Average HH Income	\$49,657	\$46,931	\$45,974
Average House Value	\$75,450	\$75,777	\$81,528

2020 American Community Survey (ACS)



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