

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$10 SF/yr (NNN)
Building Size:	7,981 SF
Available SF:	7,981 SF
Year Built:	1990
Zoning:	C-3

PROPERTY OVERVIEW

This 7,981 SF office/medical building for lease is located on South Pennsylvania Avenue, offering prime visibility and easy access. The space is ideal for medical or professional office use, featuring a modern layout with flexible configurations. It boasts ample parking, high-traffic exposure, and is in close proximity to major highways and local amenities. The building includes large windows for natural light, multiple exam or office rooms, and modern facilities. Perfect for businesses seeking a professional, accessible location with a strong presence in the area.

SPACES	LEASE RATE	SPACE SIZE
4901 S Penn	\$10.00 SF/yr	7,981 SF

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TYLER HUXLEY

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GARRETT MCGINNIS

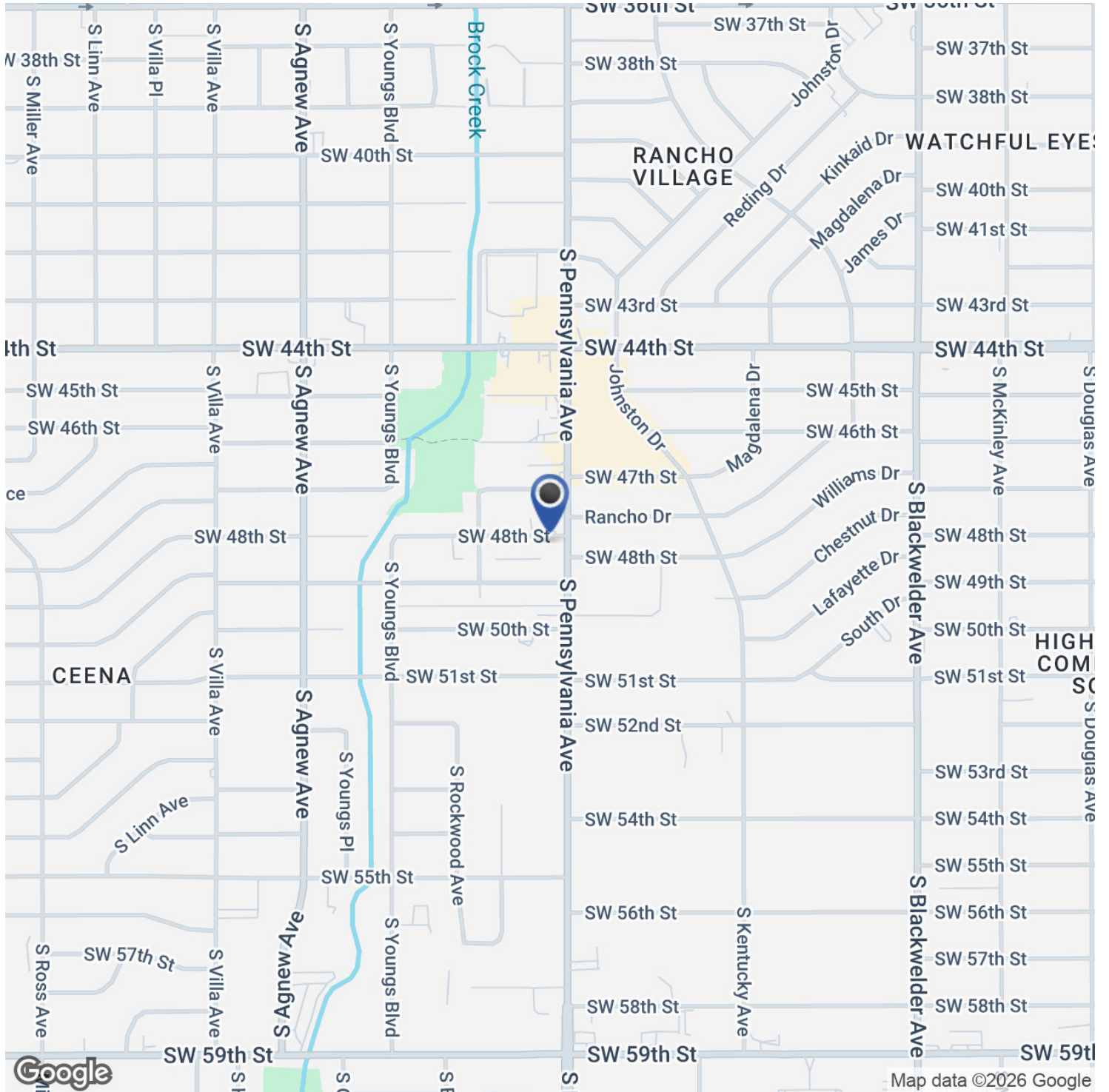
ADDITIONAL PHOTOS



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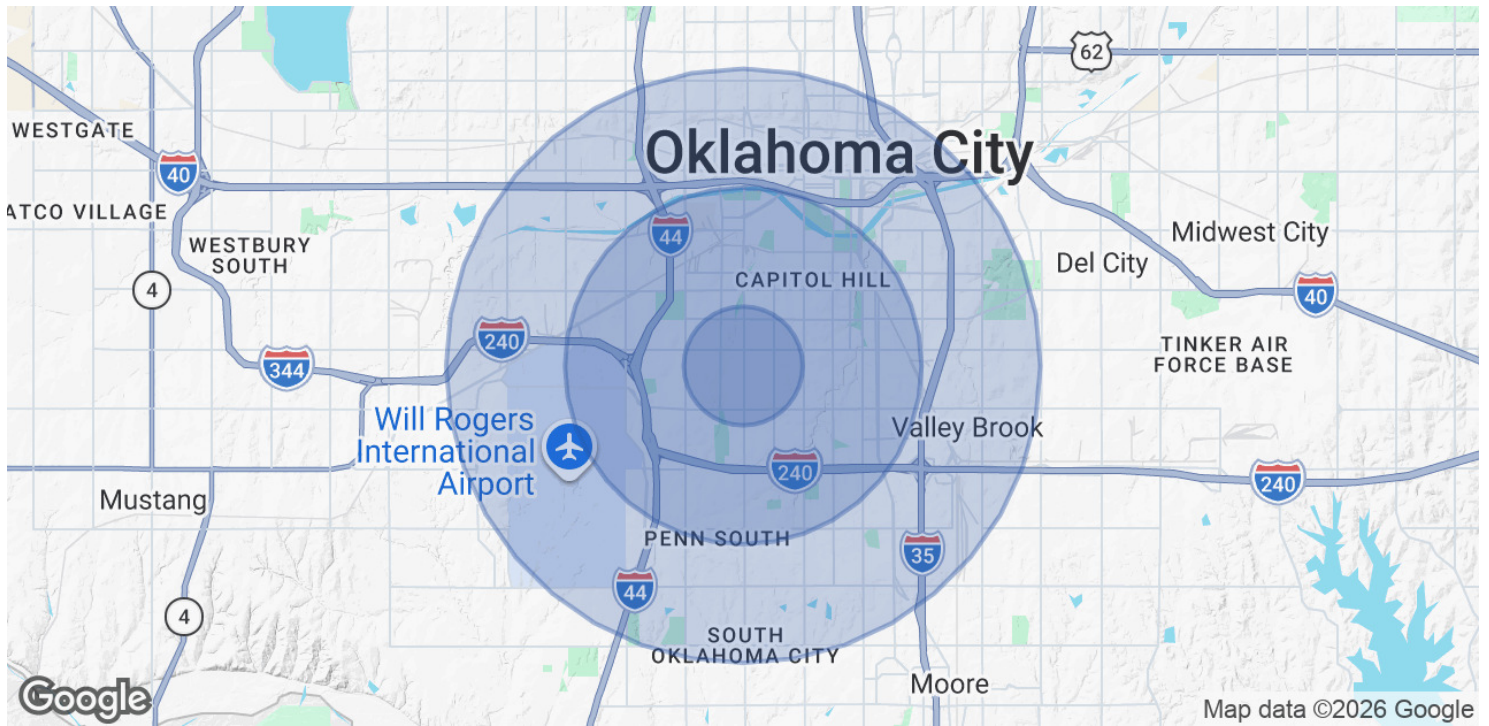
LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	20,509	106,366	198,757
Average Age	34	35	36
Average Age (Male)	33	34	36
Average Age (Female)	35	35	37

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	6,705	37,513	73,726
# of Persons per HH	3.1	2.8	2.7
Average HH Income	\$54,813	\$54,103	\$63,378
Average House Value	\$119,748	\$129,884	\$175,791

2020 American Community Survey (ACS)

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