



OFFERING SUMMARY

LEASE RATE:	\$10.00 SF/yr (NNN)
BUILDING SIZE:	10,920 SF
AVAIAABLE SF:	1,860 - 4,280 SF

PROPERTY OVERVIEW

Retail/office opportunity available on the highly traveled Division Street. Current layout provides a mixture of open space, private offices, and drive in garage area.

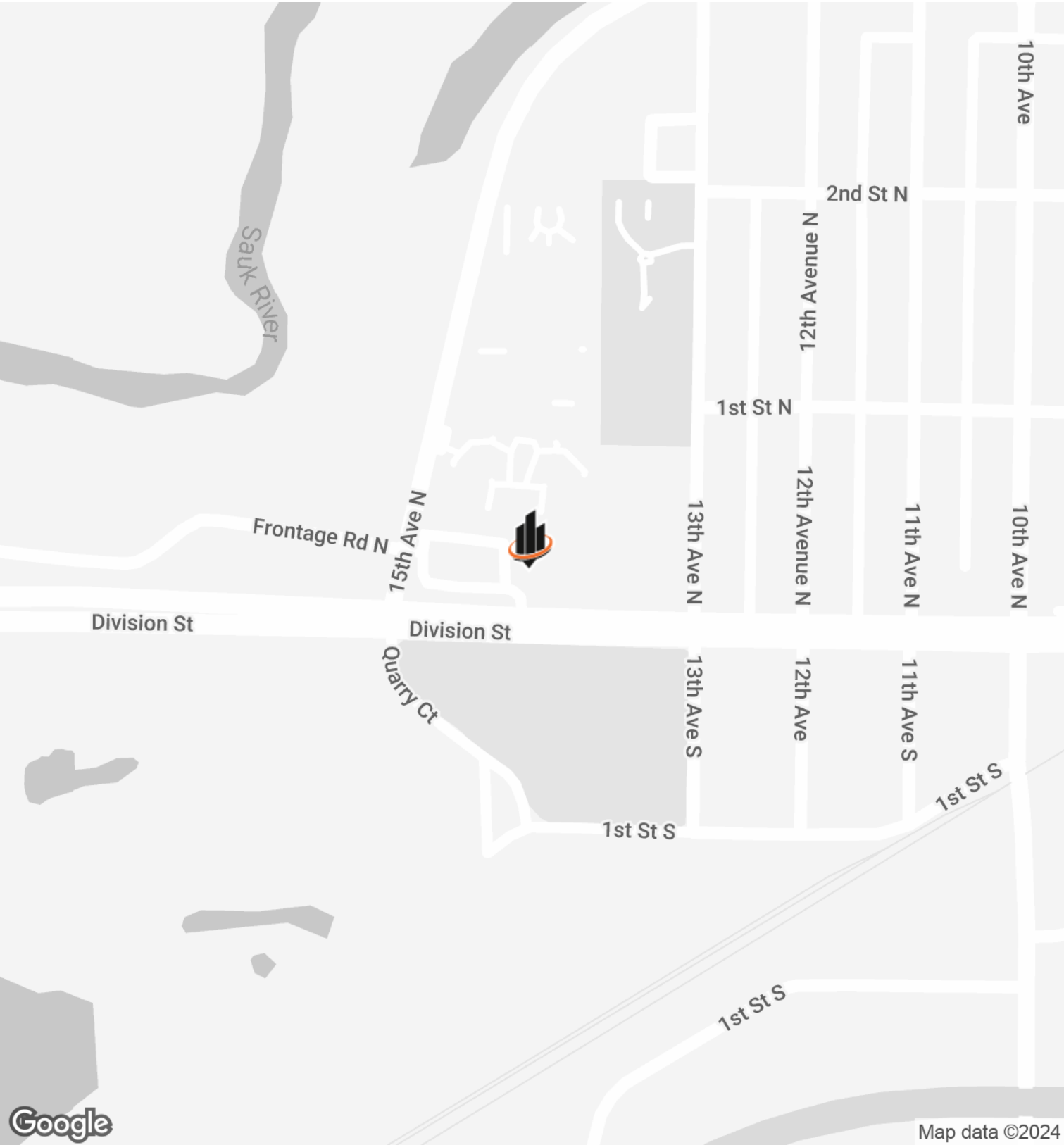
PROPERTY HIGHLIGHTS

- Garage area is temperature controlled.
- Large windows providing ample natural light.
- Monument signage available on Division Street.
- Easy access parking.
- Potential drive thru opportunity.
- 2023 Estimated CAM & TAX \$5.00 PSF.

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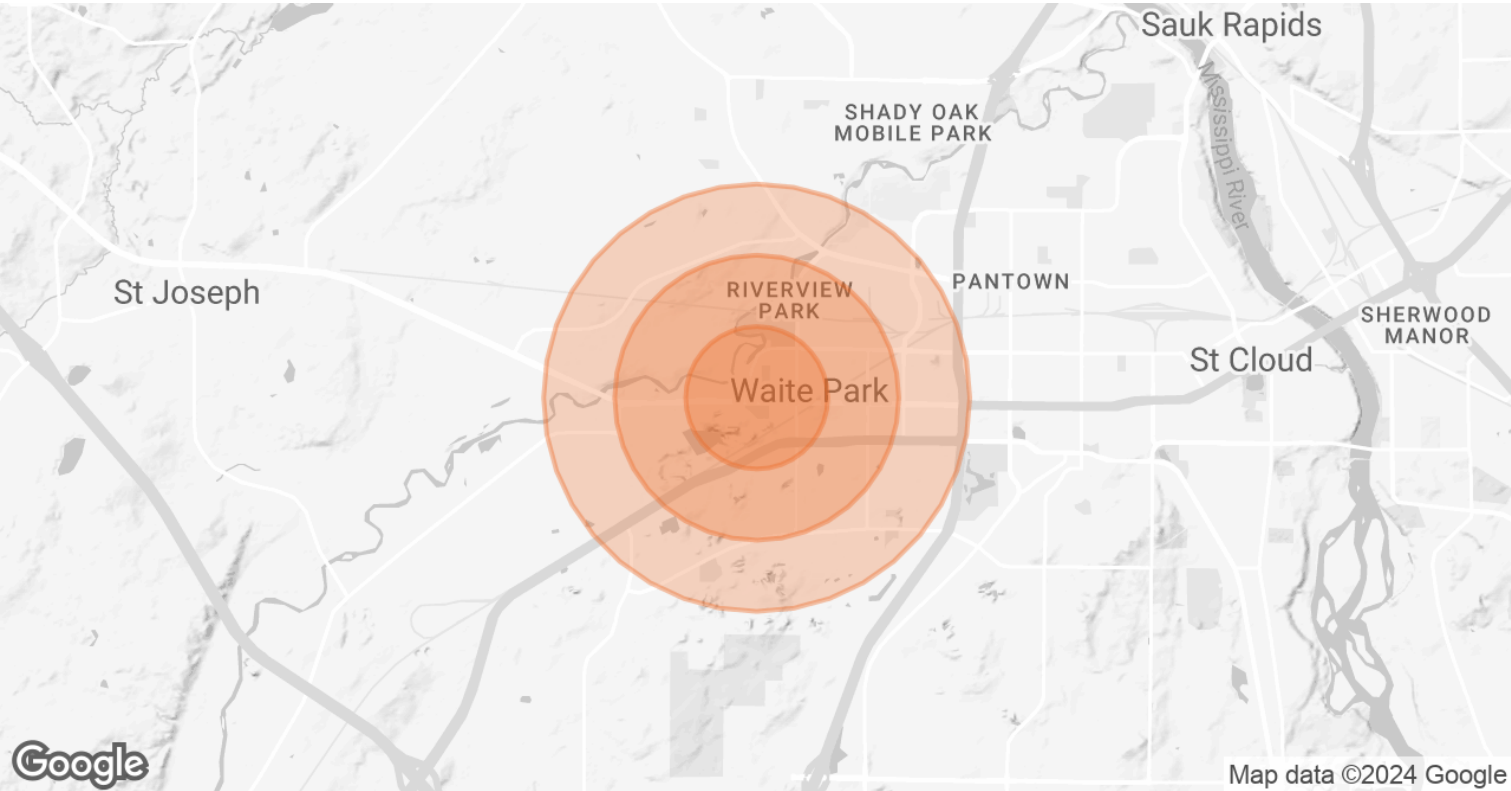
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.5 MILES	1 MILE	1.5 MILES
TOTAL POPULATION	1,053	4,469	9,274
AVERAGE AGE	30.7	32.6	37.1
AVERAGE AGE (MALE)	31.4	33.5	38.0
AVERAGE AGE (FEMALE)	32.8	33.2	37.9
HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
TOTAL HOUSEHOLDS	433	2,046	4,370
# OF PERSONS PER HH	2.4	2.2	2.1
AVERAGE HH INCOME	\$55,348	\$47,306	\$51,972
AVERAGE HOUSE VALUE	\$115,687	\$85,237	\$127,526

2020 American Community Survey (ACS)

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