Executive Summary





LEASE RATE

\$9,875.00 PER MONTH

OFFERING SUMMARY

Available SF: 7,900 SF

Lease Rate: \$9,875.00 per month

(NNN)

Lot Size: 0 Acres

Building Size: 7,900 SF

PROPERTY OVERVIEW

Recently improved Mooney retail or office building on a great lighted corner location with own parking lot. Huge first floor showroom with mezzanine, has retail and office possibilities. Fronts Mooney Blvd. just south of Caldwell. Available now.

PROPERTY HIGHLIGHTS

- · High Visibility Mooney Blvd corner location
- · New flooring & paint
- · Large bullpen or showroom
- · Large parking lot

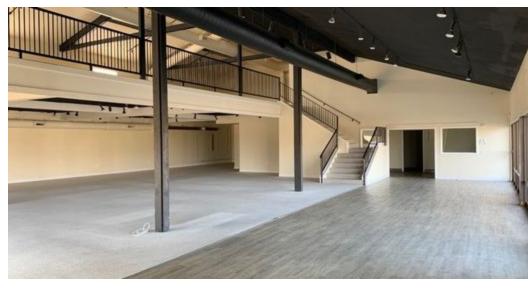
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Additional Photos







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Location Maps



Ave 274 Ave 274 Map data ©2021

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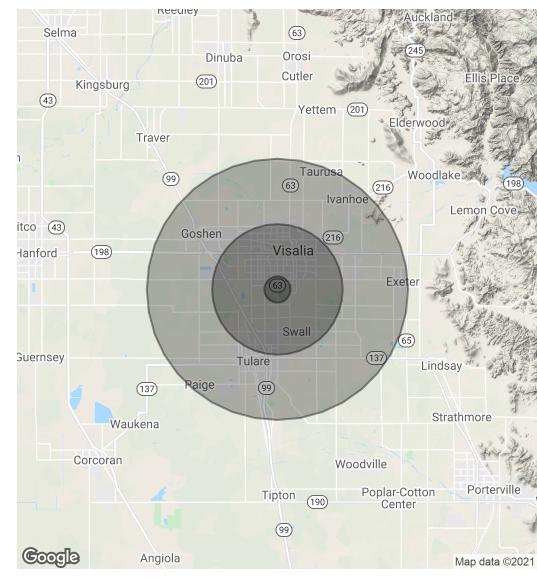
Commercial Real Estate

Demographics Map & Report

POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,989	122,506	246,602
Average age	34.5	32.9	30.9
Average age (Male)	33.5	31.9	30.2
Average age (Female)	35.2	34.5	32.0

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,031	41,615	77,191
# of persons per HH	2.9	2.9	3.2
Average HH income	\$68,734	\$67,192	\$65,171
Average house value	\$304,380	\$278,167	\$271,804

^{*} Demographic data derived from 2010 US Census



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