



**OFFERING SUMMARY**

<b>Available SF:</b>	Suite 100 - 1,200 SF Suite 101 - 900 SF Suite 103 - 1,200 SF
<b>Lease Rate:</b>	\$11.75 SF/Year (MG)
<b>Lot Size:</b>	2.22 Acres
<b>Year Built:</b>	1976
<b>Building Size:</b>	14,000
<b>Zoning:</b>	Commercial

**LOCATION HIGHLIGHTS**

- Located one block north of W Market St

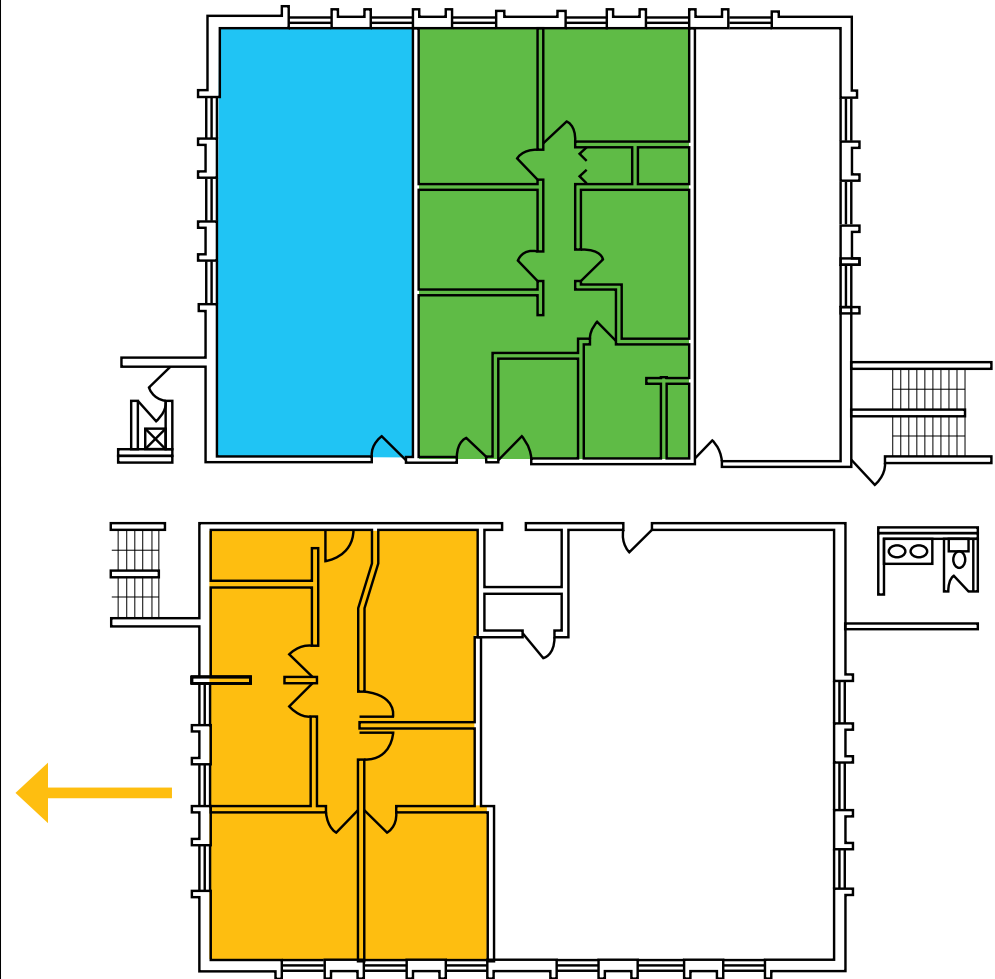
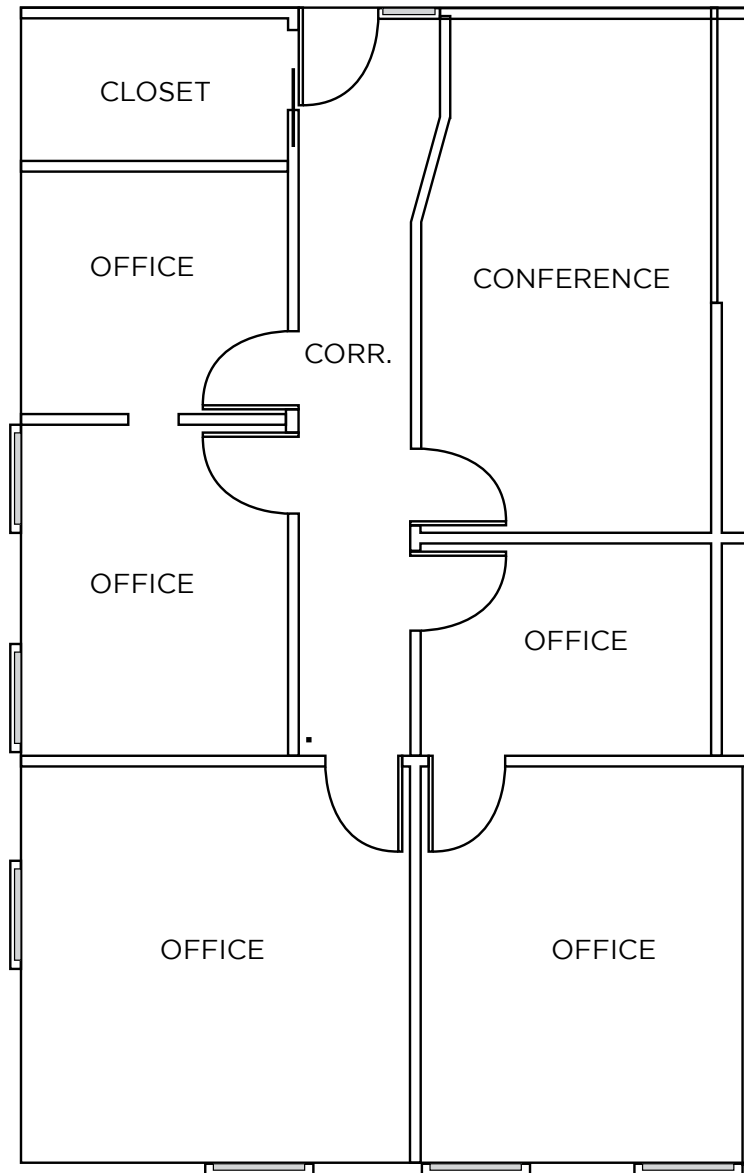
**PROPERTY HIGHLIGHTS**

- Freestanding Two Story Office Building
- Close in proximity to Restaurants, Shopping, Entertainment and Hotels
- Easy Highway access to I-77
- Monument Signage
- Park like setting
- Abundant on-site parking

**TRADE AREA DEMOGRAPHICS**

	POPULATION	AVG. HH INCOME	DAYTIME EMPLOYEES
<b>1 Mile</b>	6,753	\$109,081	10,182
<b>3 Miles</b>	39,913	\$102,417	35,686
<b>5 Miles</b>	99,130	\$89,169	48,988
<b>7 Minute</b>	75,575	\$91,443	44,182

**QUICK LINKS** *(click to view)*



- AVAILABLE: Suite 101 - 900SF
- AVAILABLE: Suite 100 - 1,200SF
- AVAILABLE: Suite 103 - 1,200SF *(as of 1.1.19)*

**WEST MARKET PLAZA**

54,000 VPD

**SHOPS OF FAIRLAWN**

**SUMMIT MALL**

**W MARKET ST**

37,890 VPD

**MONTROSE CENTER**

**ROSEMONT COMMONS**

**FAIRLAWN PLAZA**

**MARKETPLACE AT MONTROSE**

54,140 VPD

**FAIRLAWN TOWN CENTER**

**W MARKET ST**

20,540 VPD

**SITE**