

RETAIL SPACE FOR LEASE

• AVAILABLE FOR LEASE:

- Suite 1020 - 1,220 SF
- Suite 1030 - 1,433 SF
- Space is currently contiguous but can be divided
- First floor second generation office space
- +/- 16,000 SF 2 story office / retail / medical center
- Abundant free parking
- Excellent building and monument signage opportunity
- Rate: \$25.00 / SF NNN



DEMOGRAPHICS:

POPULATION

1 miles	5,000
3 miles	46,029
5 miles	102,415

TRAFFIC COUNTS

+/- 30,000 vehicles/day at the site

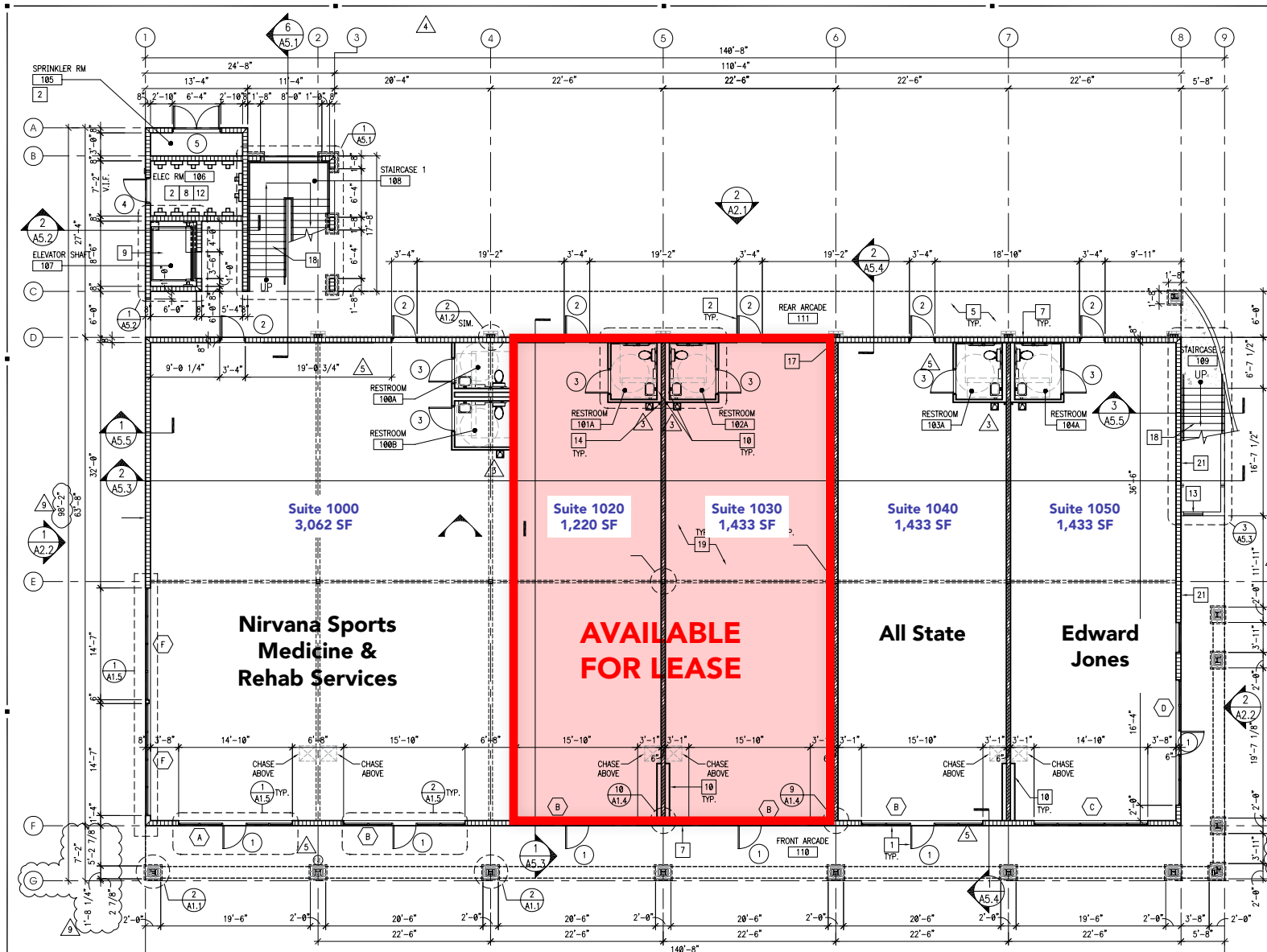
DAYTIME BUSINESS POPULATION

1 miles	1,823
3 miles	9,740
5 miles	38,676

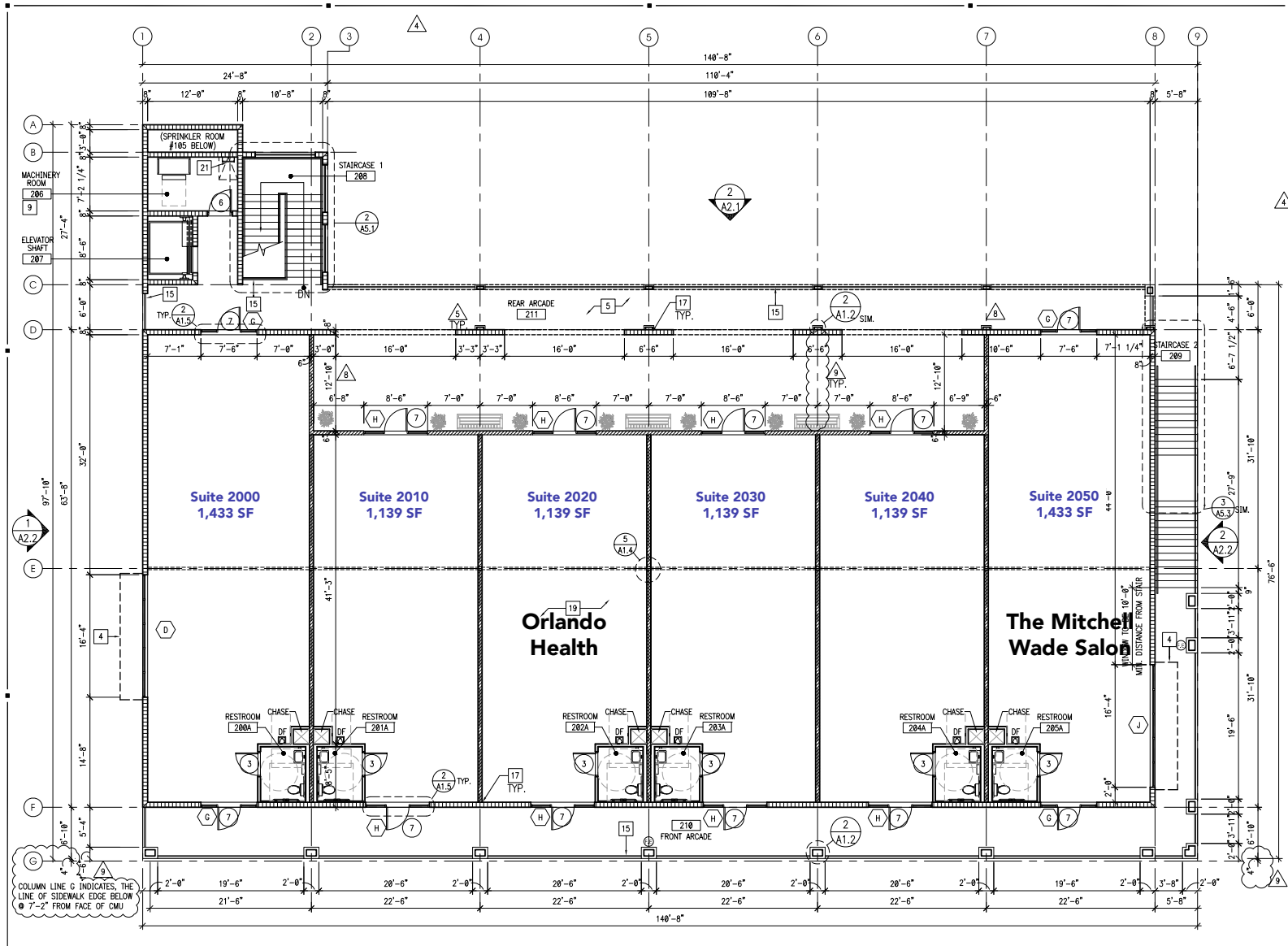
AVERAGE HOUSEHOLD INCOME

1 miles	\$91,035
3 miles	\$97,000
5 miles	\$96,110





1st Floor



2nd Floor