

OFFICE SPACE FOR LEASE

LEASE RATE: \$14.50 NNN

AVAILABLE SUITES:

Suite 108 - 12,082 rsf

- Located near the intersection of Roebuck Parkway and I-59
- Great Visibility from I-59
- Multi-tenant office building renovated in 2001
- Ample parking



DEMOGRAPHICS:

AVERAGE HOUSEHOLD INCOME

1 mile **\$51,691**
 3 miles **\$48,548**
 5 miles **\$51,907**

TRAFFIC COUNTS

HWY 11
 over **24,500 cars/day**

PKWY EAST
 over **56,000 cars/day**

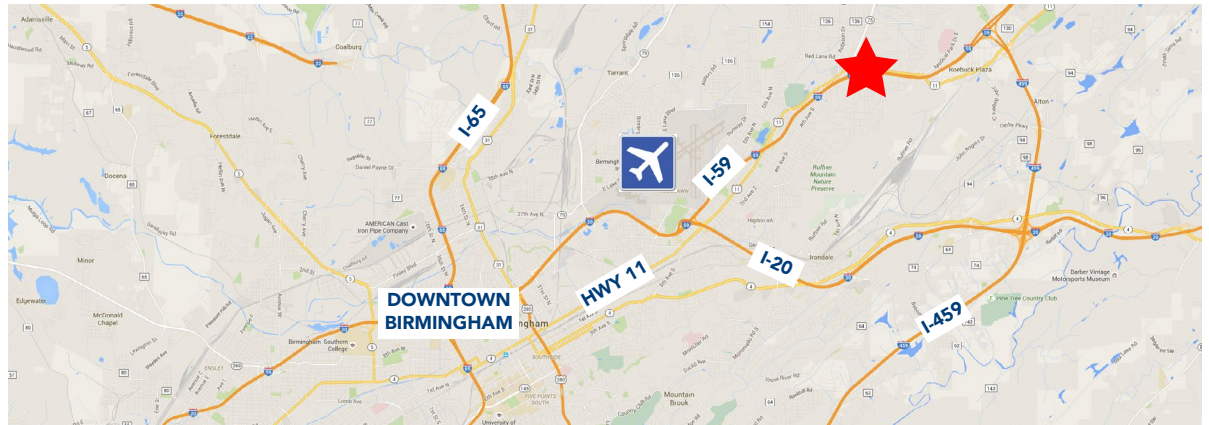
DAYTIME BUSINESS POPULATION

1 mile **4,626**
 3 miles **16,984**
 5 miles **57,102**

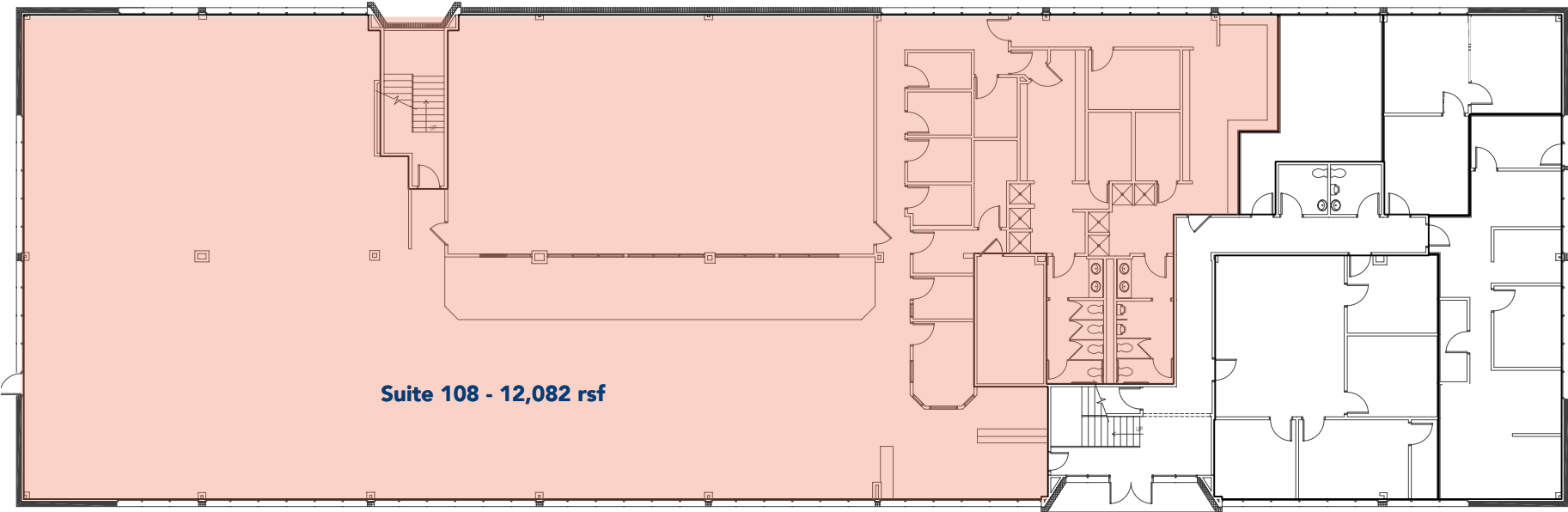
I-59
 over **54,000 cars/day**

POPULATION

1 mile **5,089**
 3 miles **41,976**
 5 miles **104,875**







FIRST FLOOR PLAN