

FOR LEASE /INDV. OFFICE SUITES/ 1087 FEDERAL ROAD



PROPERTY DESCRIPTION

RT. 7 individual Office Suites ranging from 115 Sq Ft to 312 Sq Ft with common conference room, waiting room, reception, kitchenette and bathrooms. Easy access to I-84 and immediate access to Route 7.

PROPERTY HIGHLIGHTS

- C-GN Zone
- Built 2003
- Gas Heat
- Central A/C
- City Water, Sewer and Gas
- Common Bath, Conference Room, Waiting Room and Kitchenette

OFFERING SUMMARY

Units 1-4:	\$450.00 Monthly Including Util.
Unit 5:	\$1,900 Monthly Including Util.
Available SF:	115-312 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	782	6,044	17,301
Total Population	2,136	16,214	45,463
Average HH Income	\$128,597	\$123,289	\$113,758



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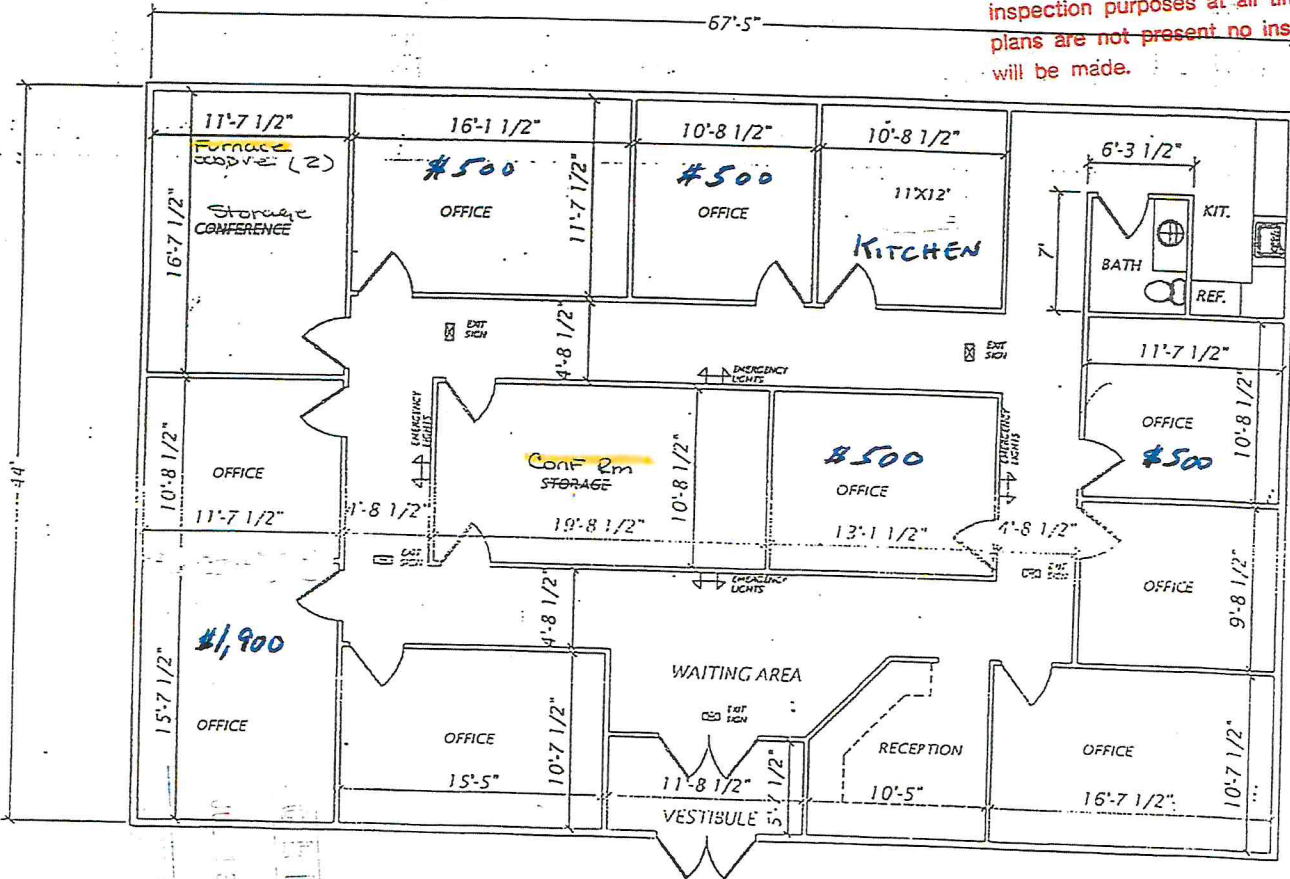


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These are the approved plans for Building Permit # _____
 These plans must be on site for inspection purposes at all times. If plans are not present no inspection will be made.



**NOTE: ALL DOORS ARE TO BE 3'-0" UNLESS NOTED OTHERWISE.
 ALL INTERIOR WALLS TO BE 2X4.

060-154-4233 p.2

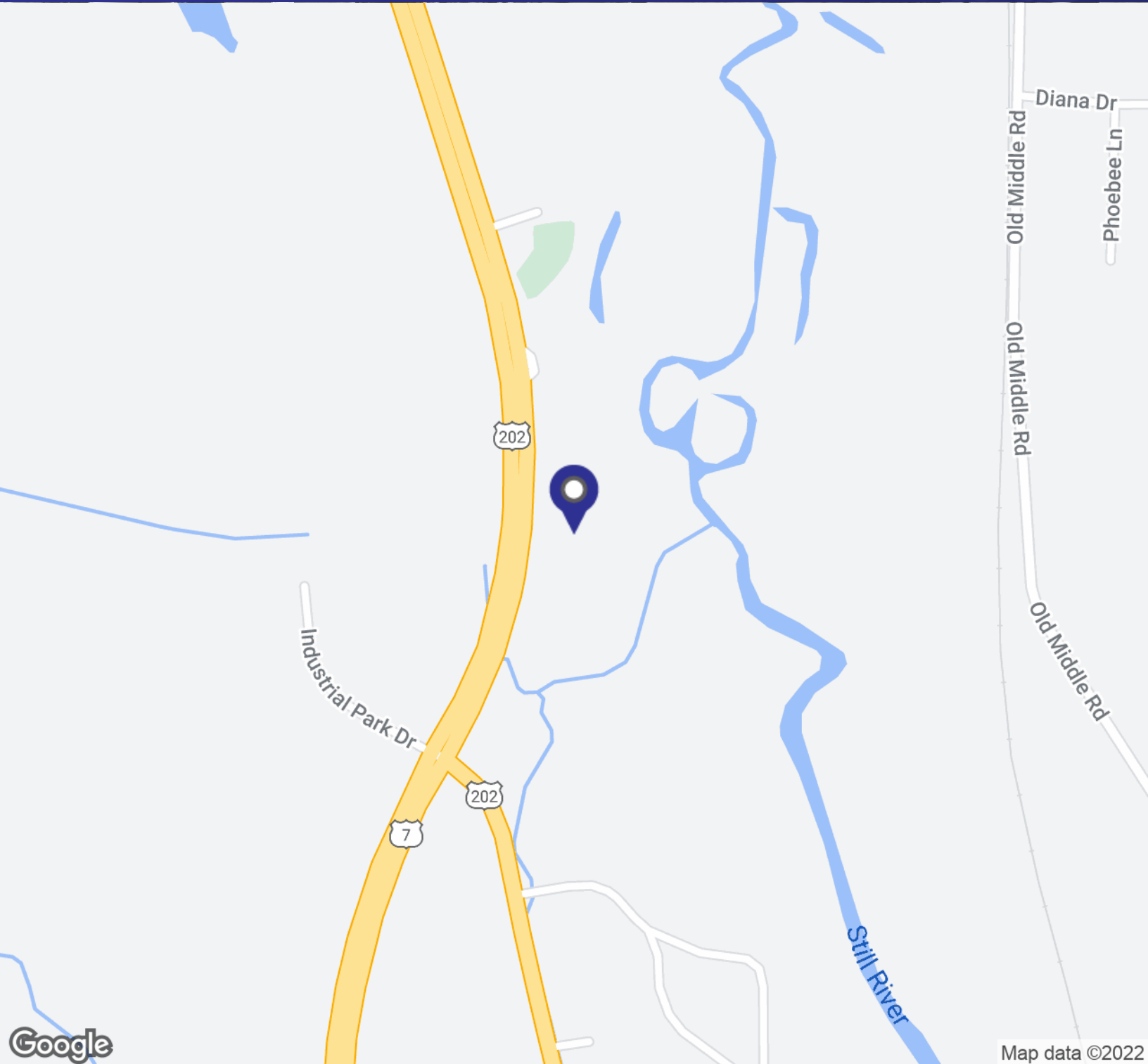


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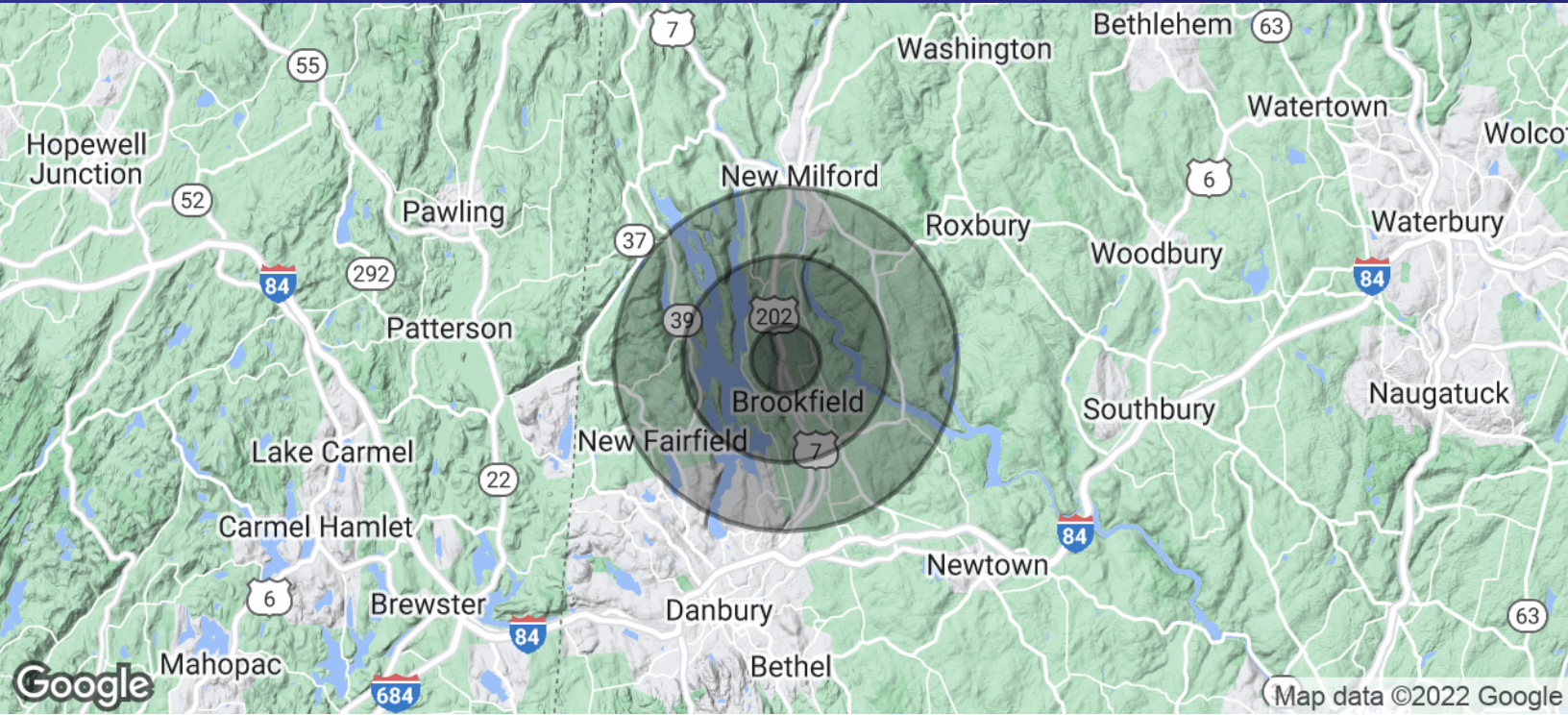
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,136	16,214	45,463
Average Age	42.1	42.2	41.8
Average Age (Male)	40.9	41.4	41.4
Average Age (Female)	42.4	42.4	42.0

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	782	6,044	17,301
# of Persons per HH	2.7	2.7	2.6
Average HH Income	\$128,597	\$123,289	\$113,758
Average House Value	\$553,869	\$518,003	\$451,259

* Demographic data derived from 2010 US Census



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