

TWO FREESTANDING OFFICE BUILDINGS TOTALING 36,000 SF

LOCAL EDGE CORPORATE OFFICES FOR SALE

FEATURES	
Total Availability	36,000 ± Sq. Ft.
Total Building Sizes	1945 Sheridan Drive: 17,168 ± Sq. Ft. with 8,997 ± Sq. Ft. Basement
	1965 Sheridan Drive: 19,044 ± Sq. Ft. with 3,174 ± Sq. Ft. Basement
Lot Size	2.0 ± Acres
Parking	200 ± Spaces
Zoning	C

Property Highlights

- Two (2) freestanding office buildings available for sale
- Current LocalEdge office buildings
- Approximately 200 ± parking spaces on-site
- Located on Sheridan Drive between Delaware Avenue and Colvin Boulevard
- Easily accessible from Sheridan Drive
- Many area amenities located nearby including: grocery stores, shopping plazas, restaurants, retail, car dealerships, banks, fast food, pharmacies, and more
- Ideal for: suburban office user, professional office user

For more information, contact:

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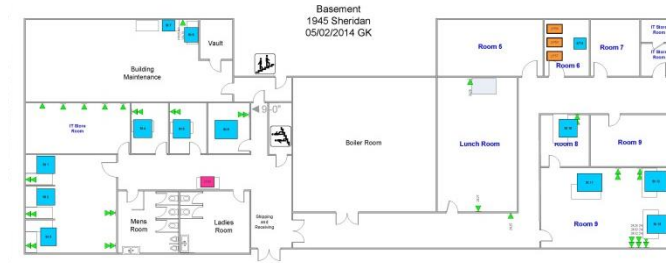
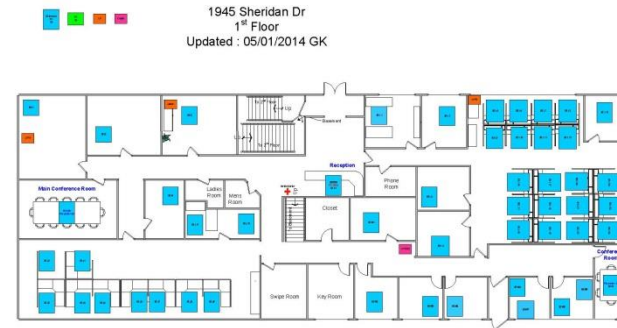
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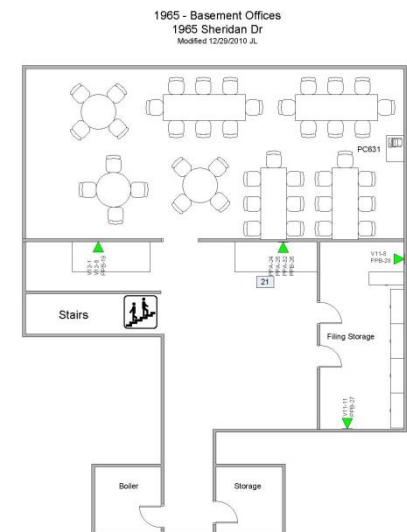
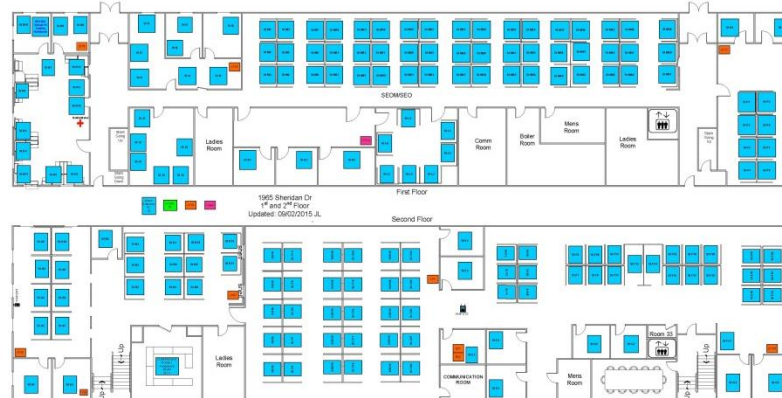
DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	18,808	145,739	315,631
Average Household Income	\$80,966	\$65,979	\$65,625



**1945 Sheridan Drive:**



**1965 Sheridan Drive:**



Location Map

Floor Plans