

REDUCED PRICE: OFFICE SPACE FOR SALE

- 3,442 SF Single Story Free Standing Office Building
- Ideal Owner/User Opportunity
- Month to Month Tenant in Place
- Built in 1961 on Roughly 0.31 Acres.
- Surface and Nearby Street Parking
- Zoned: EMOI
- Available with 30 Day Notice
- **Reduced Asking Price: \$340,000**



DEMOGRAPHICS:

POPULATION

1 mile	7,561
3 miles	34,907
5 miles	83,812

DAYTIME BUSINESS POPULATION

1 mile	4,321
3 miles	14,755
5 miles	36,434

TRAFFIC COUNTS

+/-7,000 vehicles/day on Mellonville Ave.

AVERAGE HH INCOME

1 mile	\$53,386
3 miles	\$47,930
5 miles	\$56,362

