

**FOR LEASE // 246 FEDERAL ROAD, SUITE D22**



**PROPERTY DESCRIPTION**

Location! Location! Ground level office suites with windows and plenty of parking. Excellent complex convenient to shopping, restaurants, and easy access to I-84. Ideal for any professional or medical use.

**PROPERTY HIGHLIGHTS**

- Shared Reception Area
- Windowed Offices
- Shared Bath
- Electric Heat Pump
- Central A/C
- Well, Sewer

**OFFERING SUMMARY**

Lease Rate:	Unit A: \$850.00 per month
	Unit B: \$750.00 per month (Gross)
Available SF:	Unit A: +/- 171 SF
	Unit B: +/- 152 SF

DEMOGRAPHICS	1 MILE	2 MILES	3 MILES
Total Households	1,400	6,197	13,361
Total Population	3,169	14,186	33,443
Average HH Income	\$120,723	\$118,868	\$116,241



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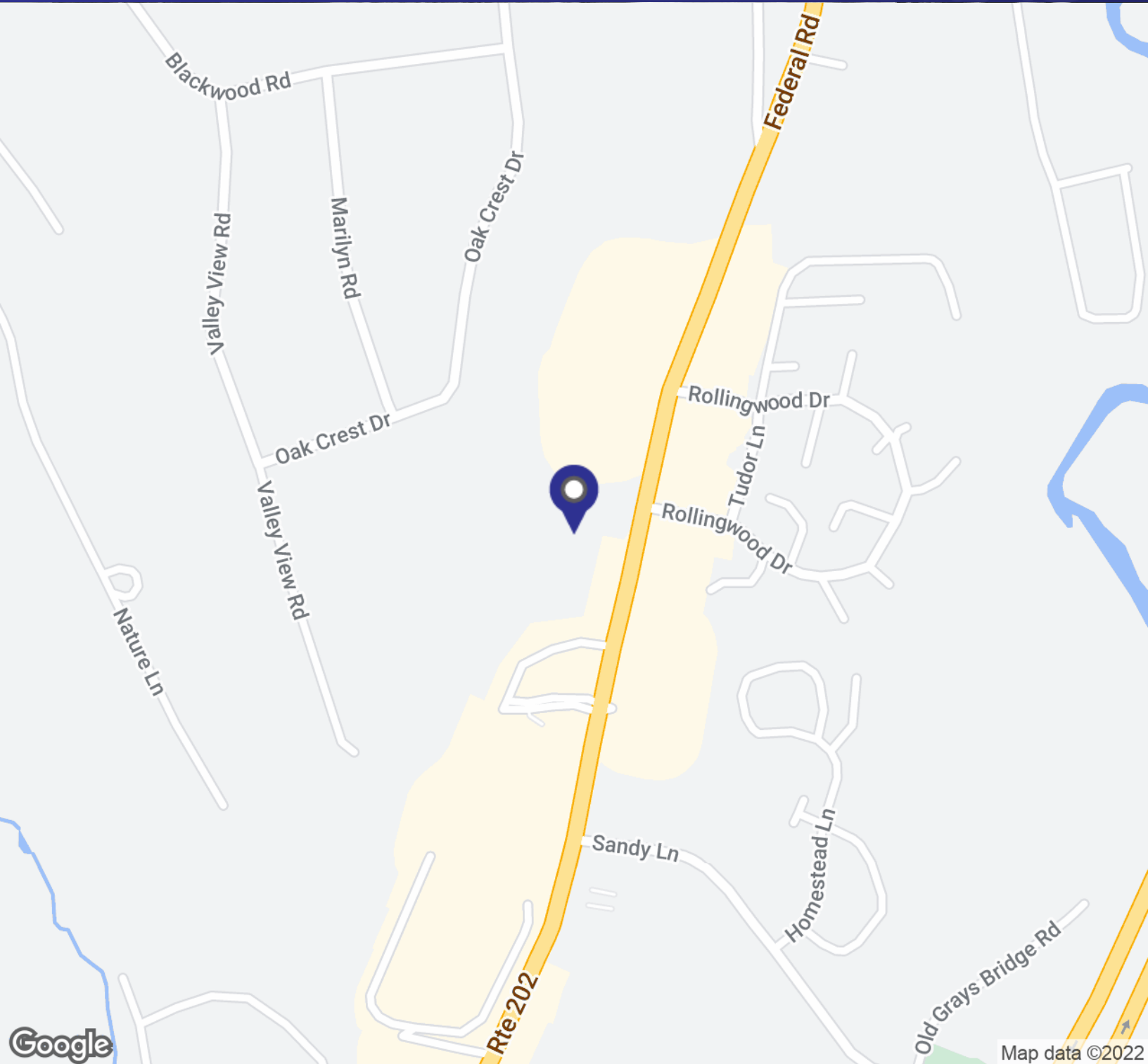


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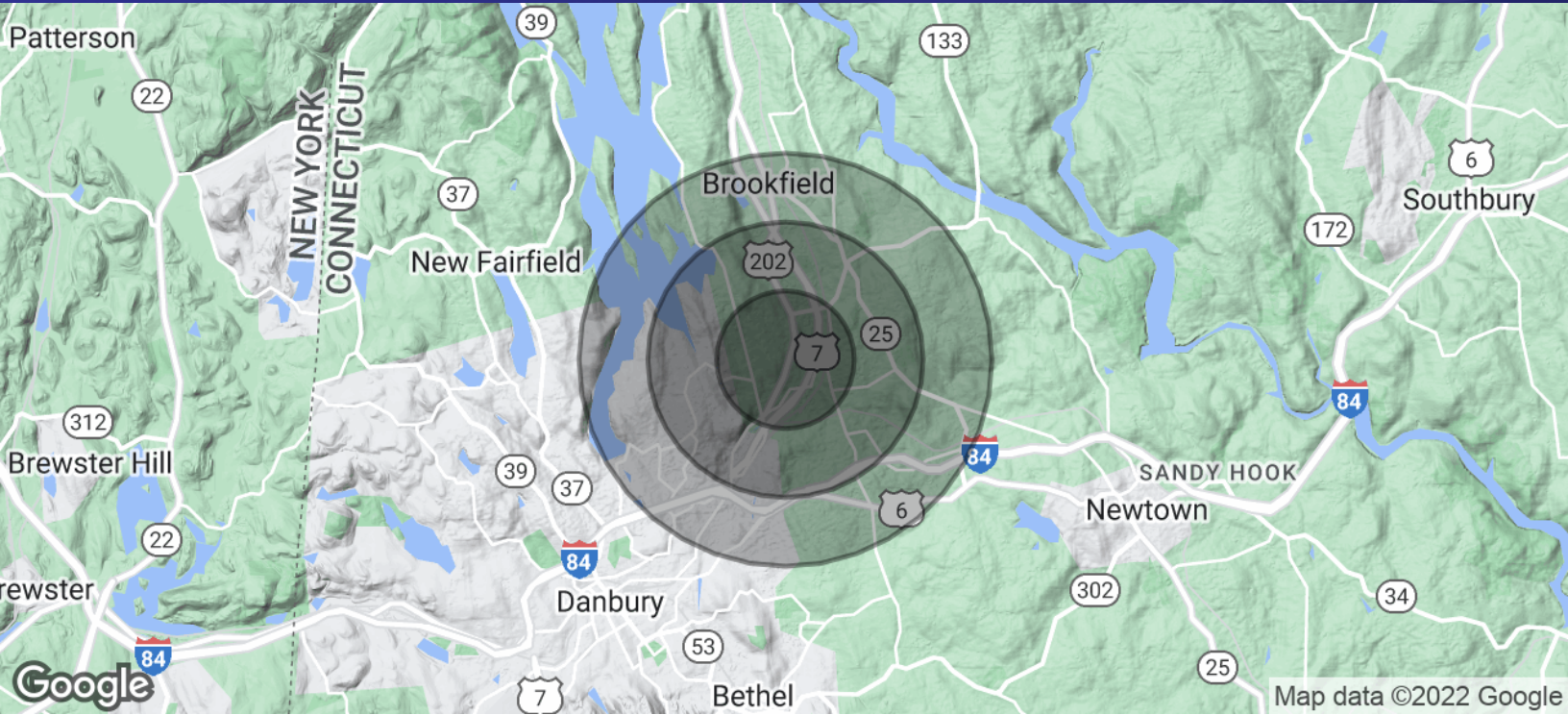
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POPULATION	1 MILE	2 MILES	3 MILES
Total Population	3,169	14,186	33,443
Average Age	44.1	46.6	43.6
Average Age (Male)	40.4	44.9	41.2
Average Age (Female)	44.9	46.4	44.5

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,400	6,197	13,361
# of Persons per HH	2.3	2.3	2.5
Average HH Income	\$120,723	\$118,868	\$116,241
Average House Value	\$314,252	\$331,283	\$346,152

\* Demographic data derived from 2020 ACS - US Census

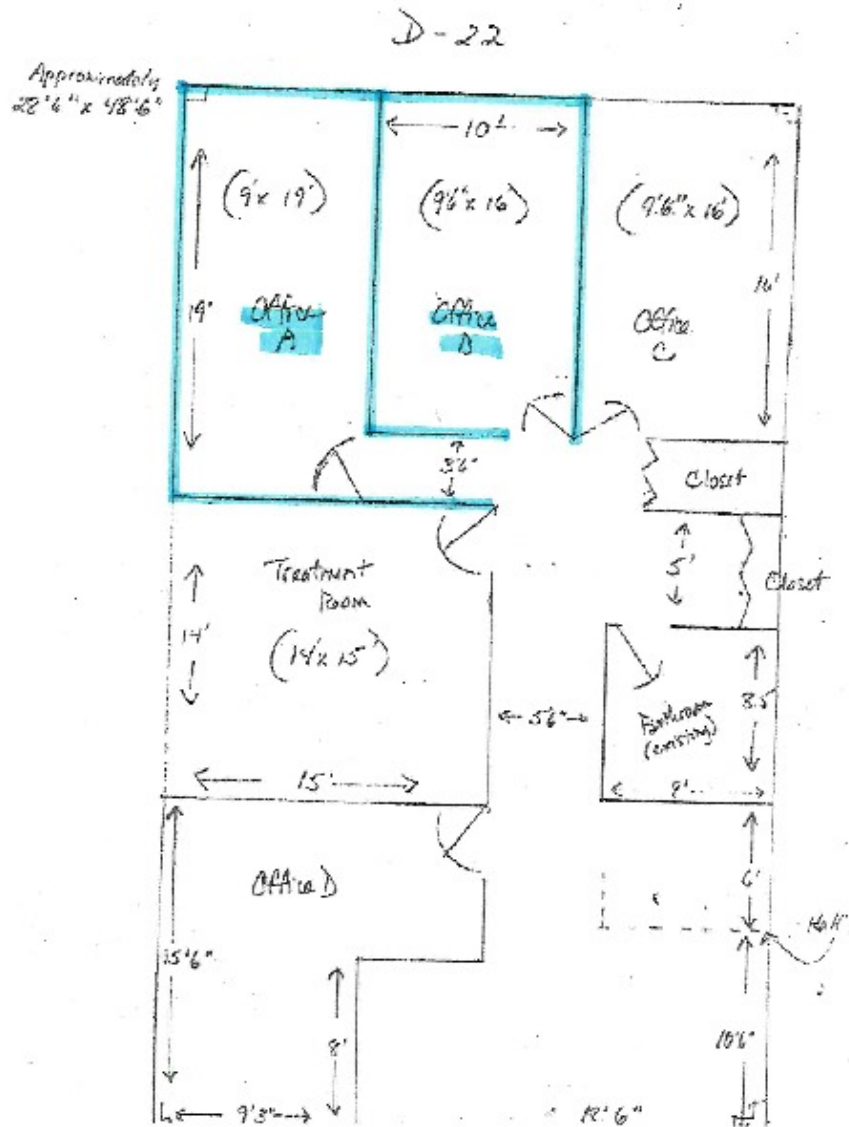


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