

OFFICE/RETAIL SPACE FOR LEASE

- 2,120 SF available
- **Rate: \$19/psf MG**
- Zoning: C-2
- Large open work space with a reception, break room, conference room, and four private offices
- Large monument signage on 17-92
- 3 phase power available
- Fenced in parking area in rear
- Fiber high-speed internet



DEMOGRAPHICS:

POPULATION

1 miles	9,115
3 miles	81,777
5 miles	213,354

AVERAGE HH INCOME

1 miles	\$50,498
3 miles	\$61,835
5 miles	\$71,927

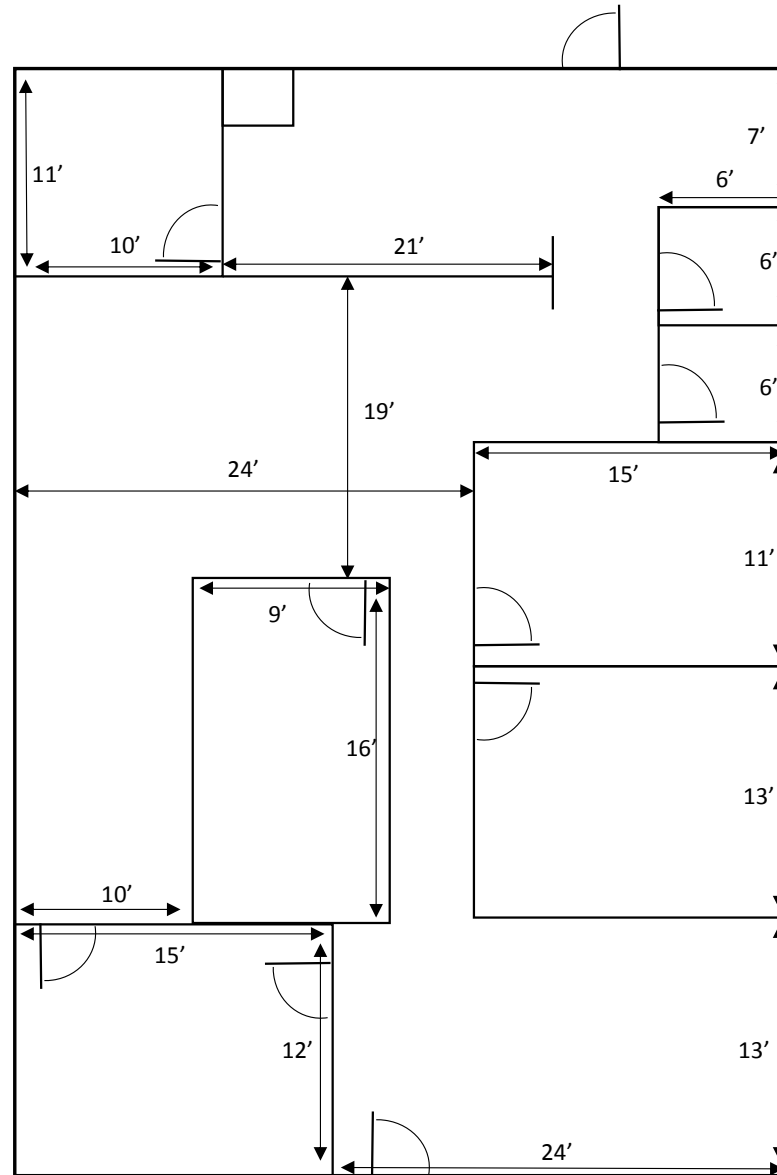
DAYTIME BUSINESS POPULATION

1 miles	6,871
3 miles	36,385
5 miles	95,095

TRAFFIC COUNTS

On South Hwy 17-92:
± 51,497 vehicles/day





2,200 RSF Available

