



LISTING DATA

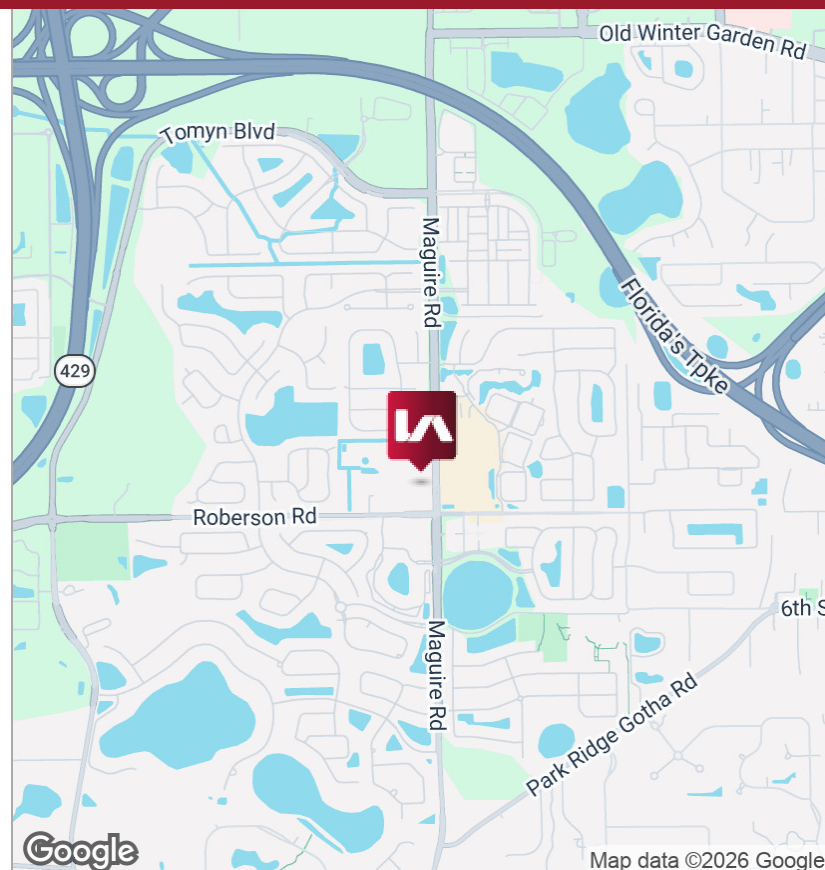
Available SF: 1,500 SF

Comments: Turn-key ready medical space available for lease with direct parking lot access, building facade signage and upgraded finishes to include new flooring, paint and cabinets/millwork. Set up with 4 exam rooms, standard waiting and reception area and a doctors office.

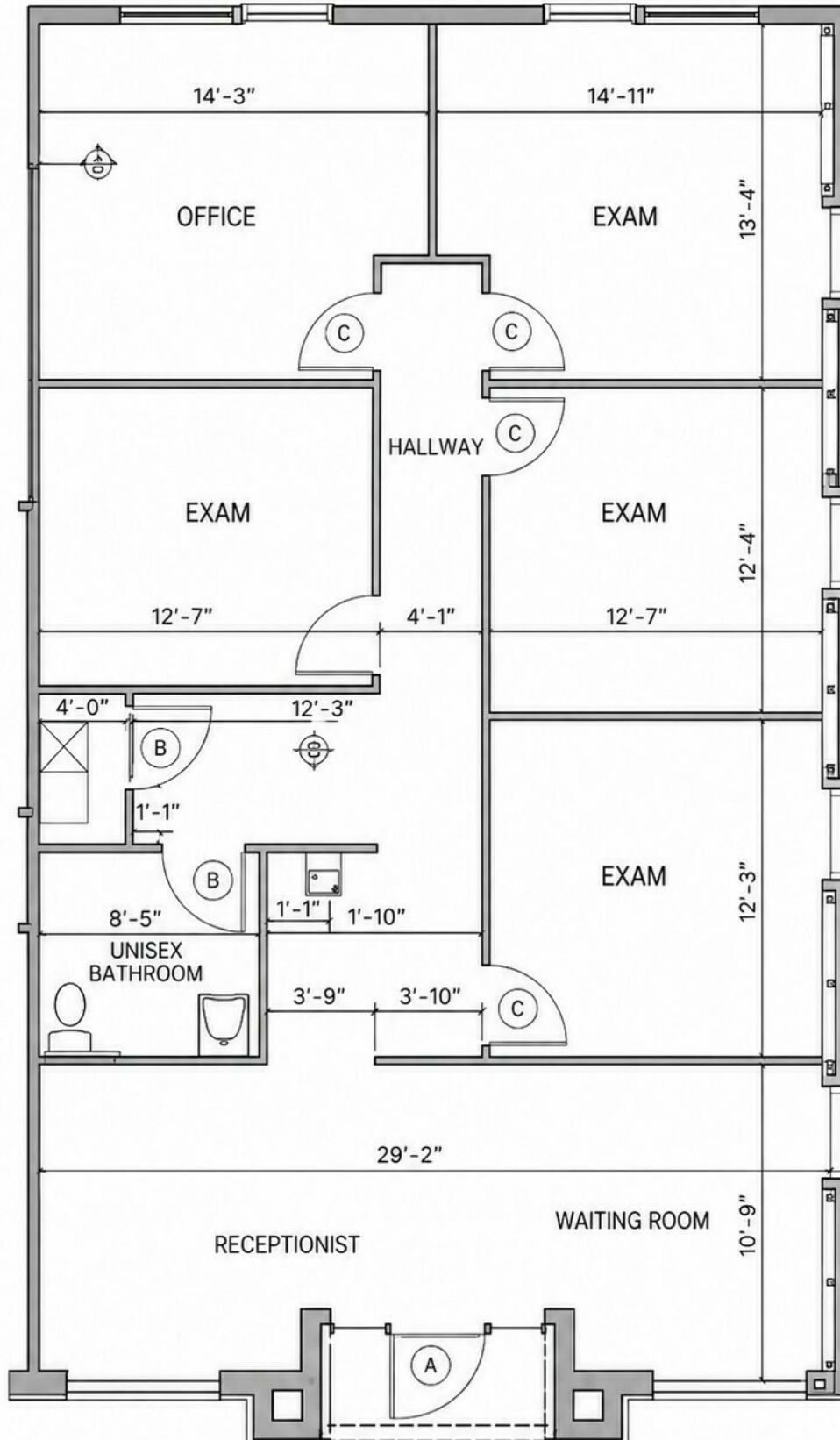
ECONOMIC DATA

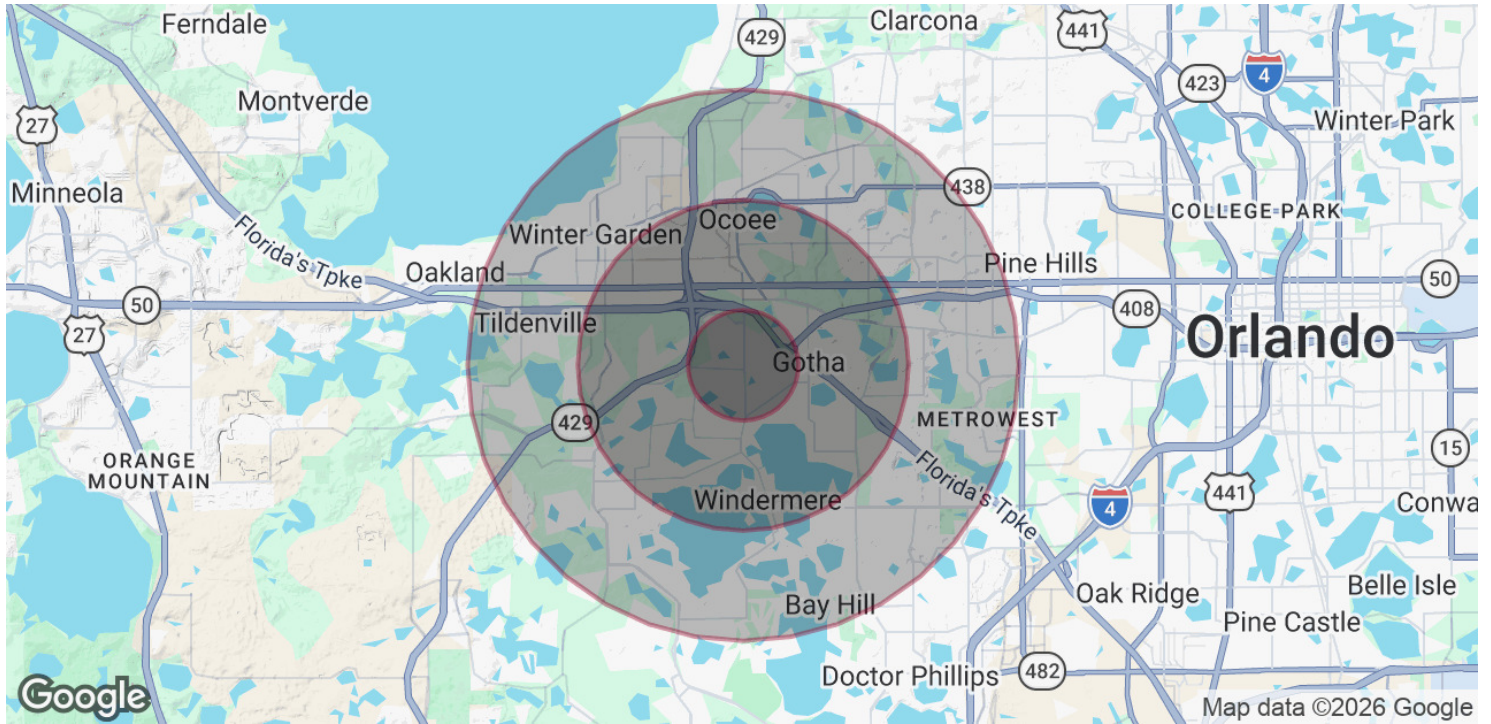
Lease Rate: \$38 SF/yr (NNN)

CAM: \$4.50/SF/yr









POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,566	39,998	142,598
Average Age	37.4	37.6	35.2
Average Age (Male)	37.7	38.1	34.8
Average Age (Female)	37.3	37.4	35.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,479	13,776	49,132
# of Persons per HH	3.1	2.9	2.9
Average HH Income	\$126,100	\$100,069	\$84,071
Average House Value	\$467,735	\$399,251	\$330,250