

# GOVERNMENT STREET OFFICE / RETAIL NEAR ELECTRIC DEPOT



## OFFERING SUMMARY

Available SF:	
Lease Rate:	Negotiable
Lot Size:	0.03 Acres
Building Size:	1,000
Zoning:	C2

## PROPERTY OVERVIEW

With Government Street frontage and a location between I-110 and the new Electric Depot development, this small office building is right in the middle the action. The building, ±1,000 SF, could also be used as street retail and is located across the street from the Hotel Lincoln (soon to be redeveloped). Parking available in the adjacent lot.

## PROPERTY HIGHLIGHTS

- ±1,000 SF
- Government St Frontage
- 0.17 Mile from I-110



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April 09, 2024



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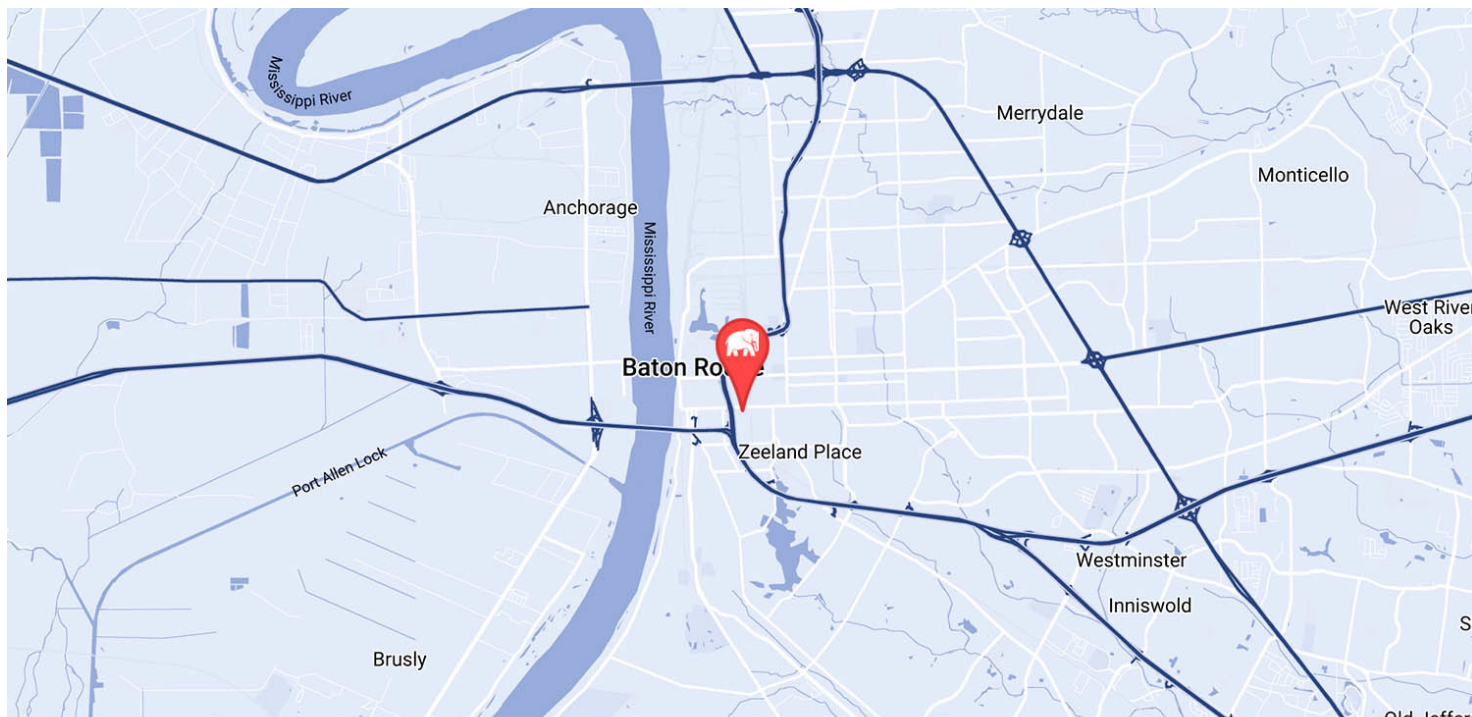
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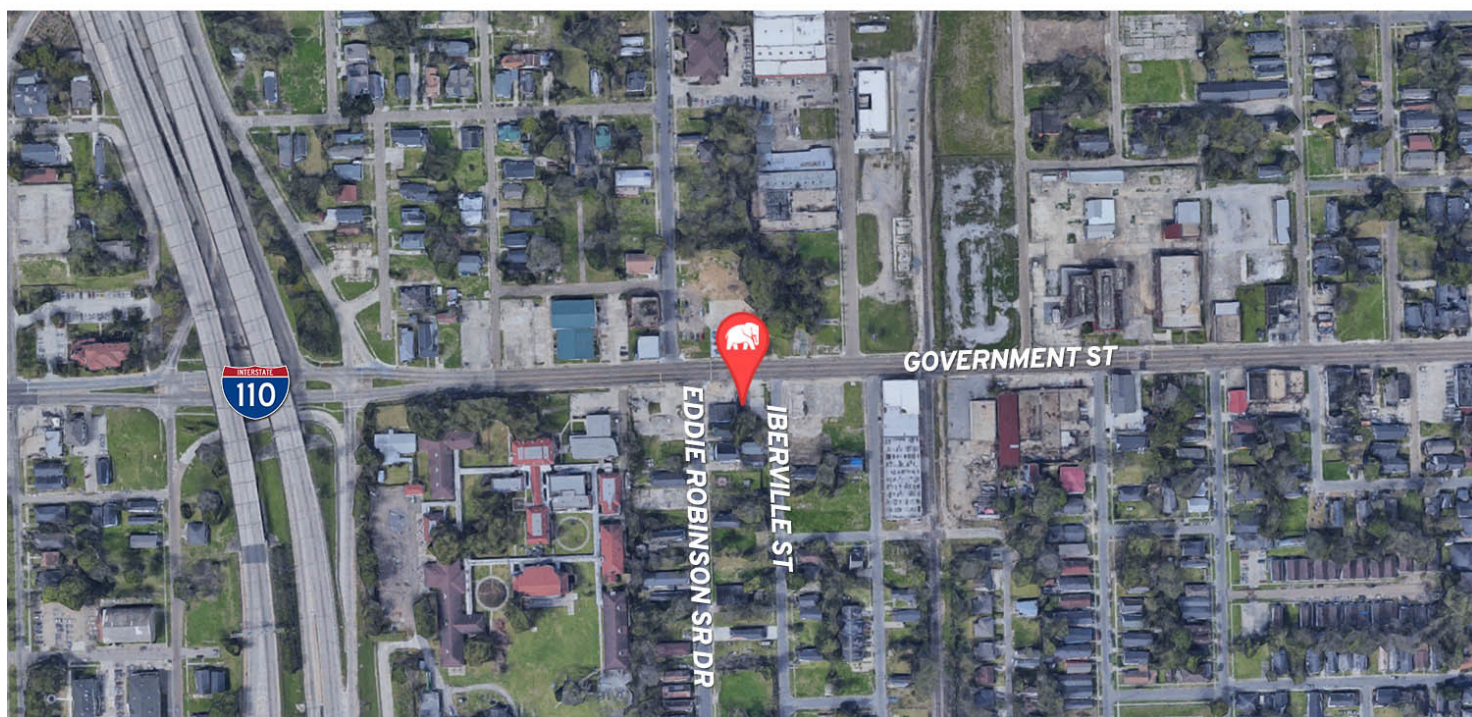
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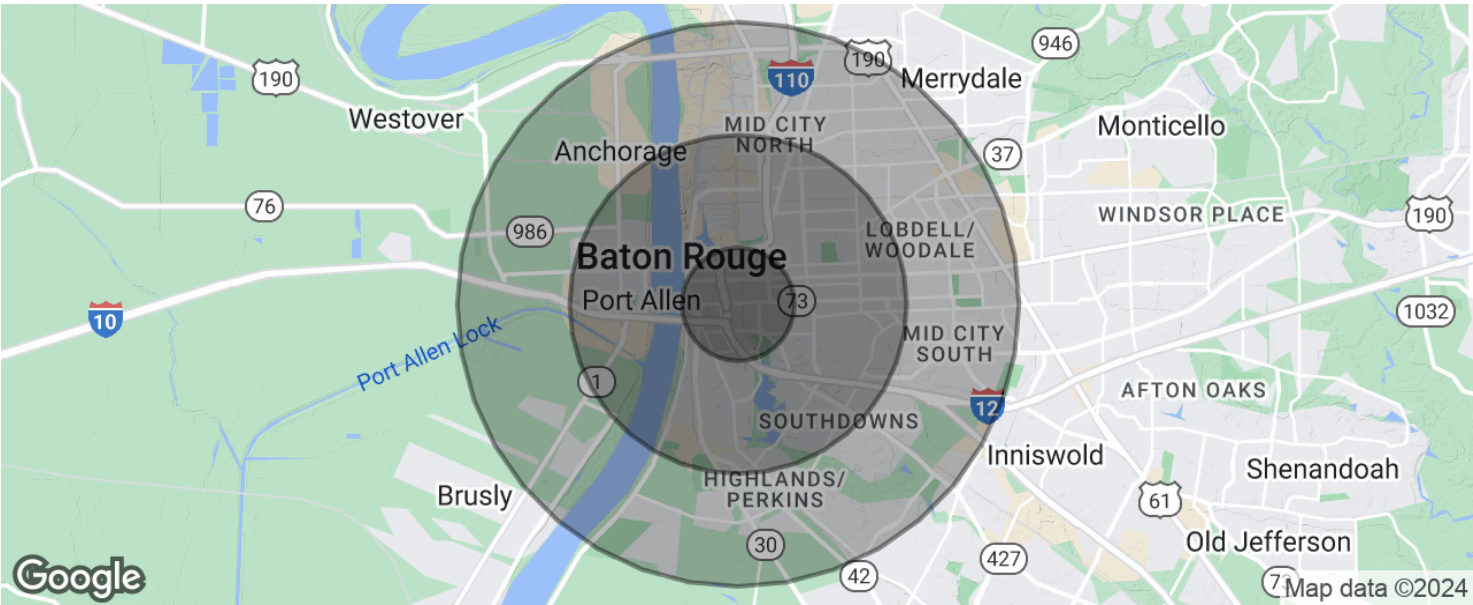
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POPULATION	1 MILE	3 MILES	5 MILES
Total population	9,676	75,802	153,470
Median age	30.5	31.4	30.9
Median age (Male)	30.9	29.9	28.9
Median age (Female)	30.3	33.1	33.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,871	28,795	59,358
# of persons per HH	2.5	2.6	2.6
Average HH income	\$46,611	\$51,347	\$54,320
Average house value	\$157,262	\$193,159	\$246,608

\* Demographic data derived from 2020 ACS - US Census