

EXECUTIVE SUMMARY



OFFERING SUMMARY

|                |                    |
|----------------|--------------------|
| Lease Rate:    | \$3.25 SF/yr (NNN) |
| Building Size: | 7,500 SF           |
| Available SF:  |                    |
| Lot Size:      |                    |
| Zoning:        | I-R                |

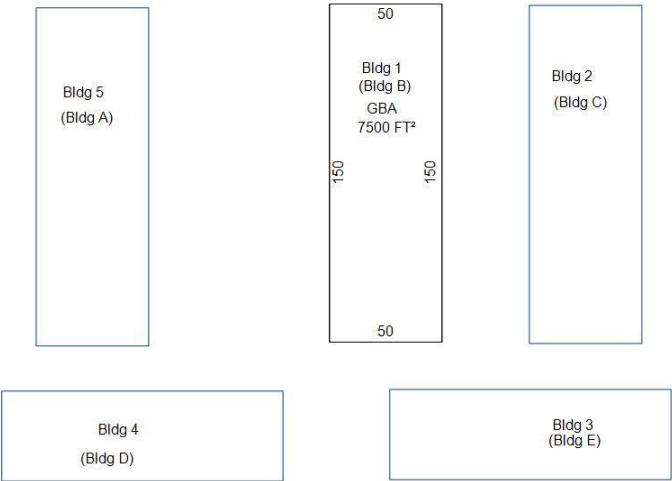
PROPERTY OVERVIEW

\$3.25 NNN  
Building B  
Fenced Yard  
2 - 14' Doors

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ADDITIONAL PHOTOS



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## LOCATION MAPS



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DEMOGRAPHICS MAP & REPORT



| POPULATION           | 1 MILE | 5 MILES | 10 MILES |
|----------------------|--------|---------|----------|
| Total Population     | 7,174  | 176,674 | 506,136  |
| Average age          | 35.0   | 36.1    | 35.1     |
| Average age (Male)   | 34.4   | 35.1    | 34.1     |
| Average age (Female) | 40.0   | 37.5    | 36.2     |

| HOUSEHOLDS & INCOME | 1 MILE   | 5 MILES   | 10 MILES  |
|---------------------|----------|-----------|-----------|
| Total households    | 2,588    | 72,119    | 205,446   |
| # of persons per HH | 2.8      | 2.4       | 2.5       |
| Average HH income   | \$52,703 | \$55,420  | \$60,875  |
| Average house value | \$94,040 | \$127,132 | \$157,937 |

\* Demographic data derived from 2020 ACS - US Census