

EXECUTIVE SUMMARY



OFFERING SUMMARY

Building Size:	5,495 SF
Available SF:	1,600 SF (Full Service)
Lot Size:	0.22 Acres
Year Built:	2021

PROPERTY OVERVIEW

- Suite C Available - Second Floor
- New Construction - 2021
- Professional Office Complex
- Well Thought Out Floor Plan
- High end Finishes Throughout
- Close Proximity to Both Hefner Pkwy and the Kilpatrick Turnpike
- Each Suite Features a Private Entrance

SPACES	LEASE RATE	SPACE SIZE
16216 Sonoma Park Dr.	\$16.00 SF/yr	1,600 SF

TYLER HUXLEY
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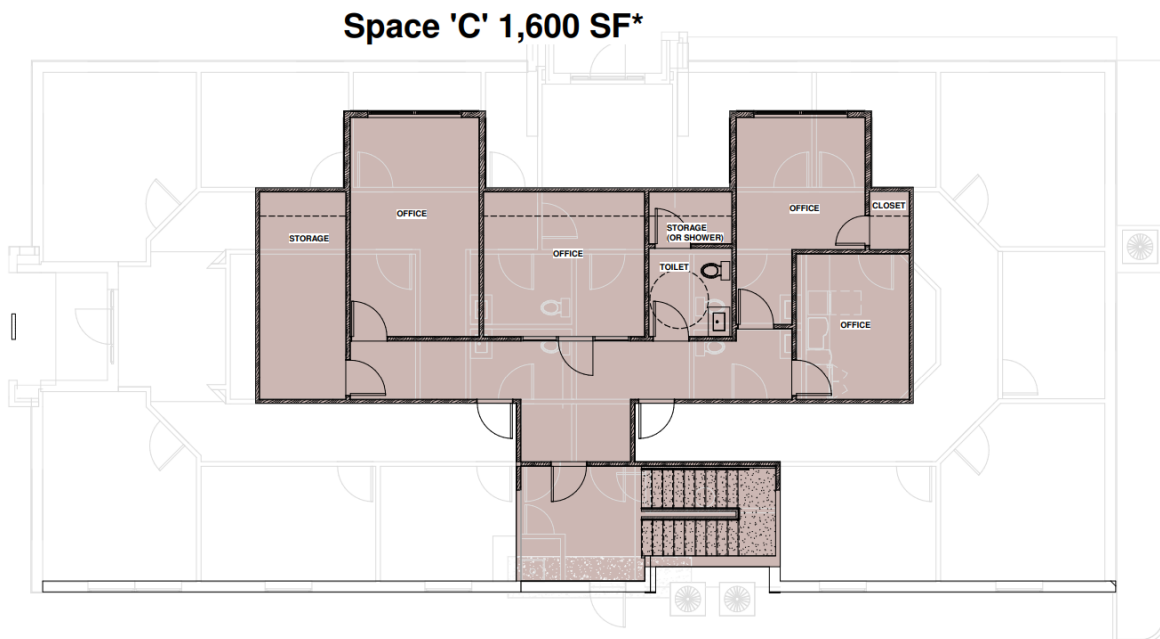
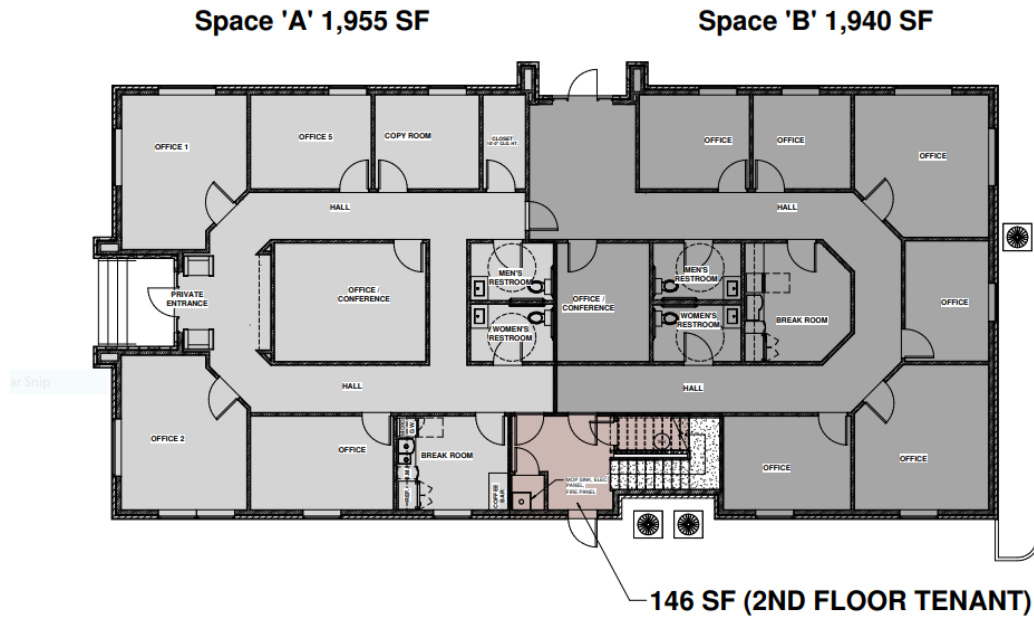
ADDITIONAL PHOTOS



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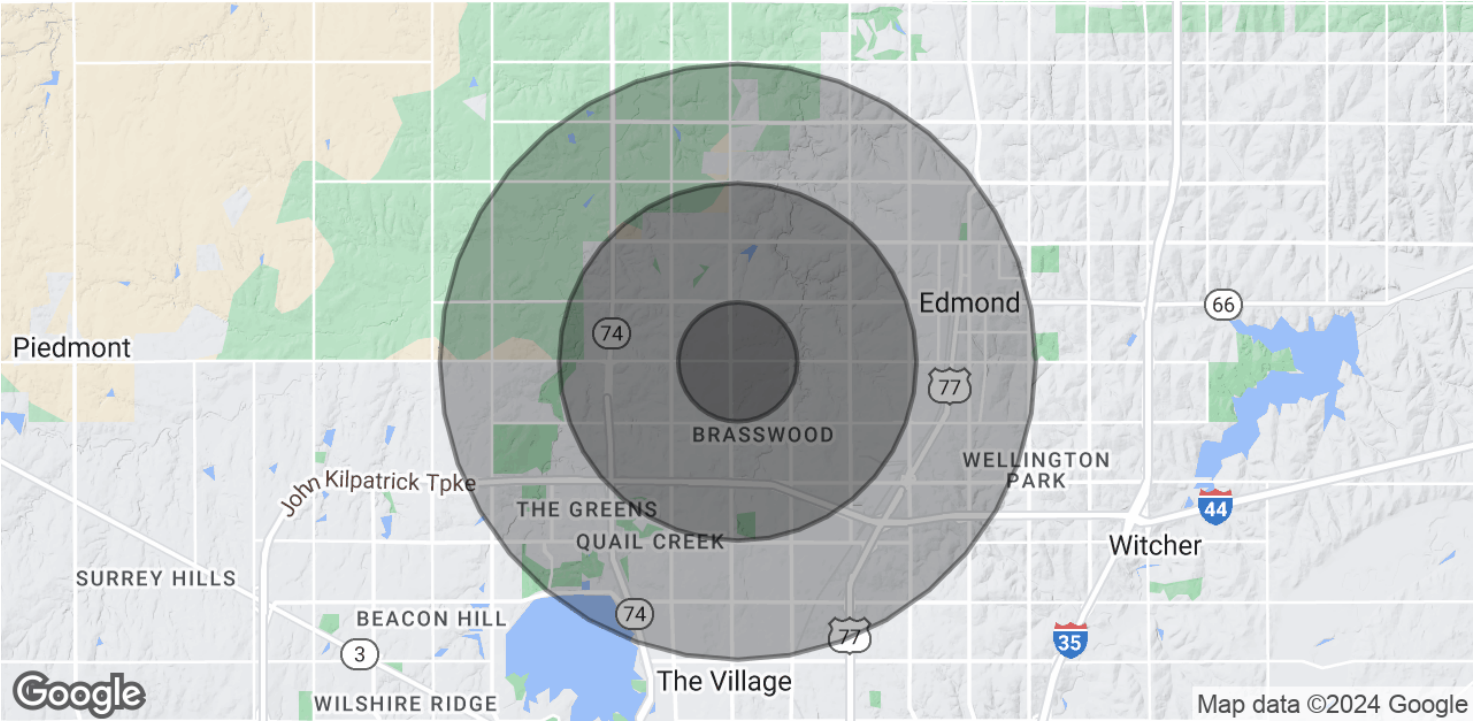
FLOOR PLAN



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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,899	52,113	133,386
Average age	34.0	33.6	34.1
Average age (Male)	34.5	33.1	32.6
Average age (Female)	33.3	33.8	35.2

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	3,372	21,695	55,217
# of persons per HH	2.6	2.4	2.4
Average HH income	\$97,748	\$82,777	\$77,790
Average house value	\$211,762	\$203,605	\$196,883

* Demographic data derived from 2020 ACS - US Census