



PROPERTY DESCRIPTION

Last remaining suite immediately available. 640sf Office Space

PROPERTY HIGHLIGHTS

- Easy access to Hwy 280
- High traffic counts and visibility, +/- 62,000 VPD
- 88 Parking Spaces
- Other retailers in the shopping center include Subway, Bedzzz Express, Batteries Plus, Posh Salon, Tutoring Club, Honey Baked Ham, Farrell Calhoun Paint, Spin Cleaners.

OFFERING SUMMARY

Lease Rate:	\$1,300.00 per month (MG)
Available SF:	640 SF
Building Size:	18,790 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	1,000	22,435	88,008
Total Population	2,567	54,191	215,261
Average HH Income	\$138,117	\$117,753	\$110,302

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205.930.1785

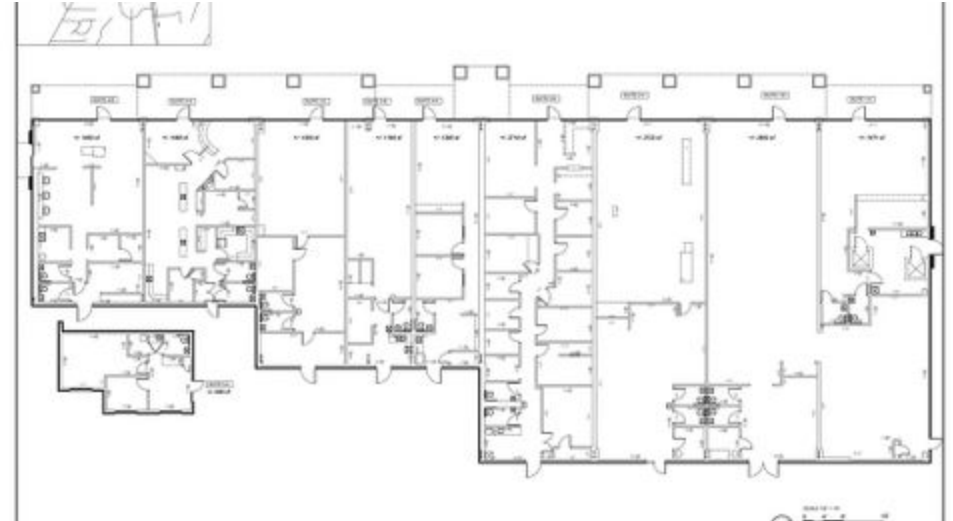
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SUITE	TENANT NAME	SF
1 - A	Subway	1,471SF
1 - B	Bedzzz Express	3,883SF
2 - A	Batteries Plus	2,723SF
2 - B	Farrell Calhoun Paint	2,710SF
3 - A	Salon	1,200SF
3 - B	Honey Baked Ham	1,189SF
3 - C	Tutoring Club	1,564SF
4 - A	AVAILABLE – Medical	1,468SF
4 - B	Spin Cleaners	1,405SF
5 - A	AVAILABLE - OFFICE	640SF

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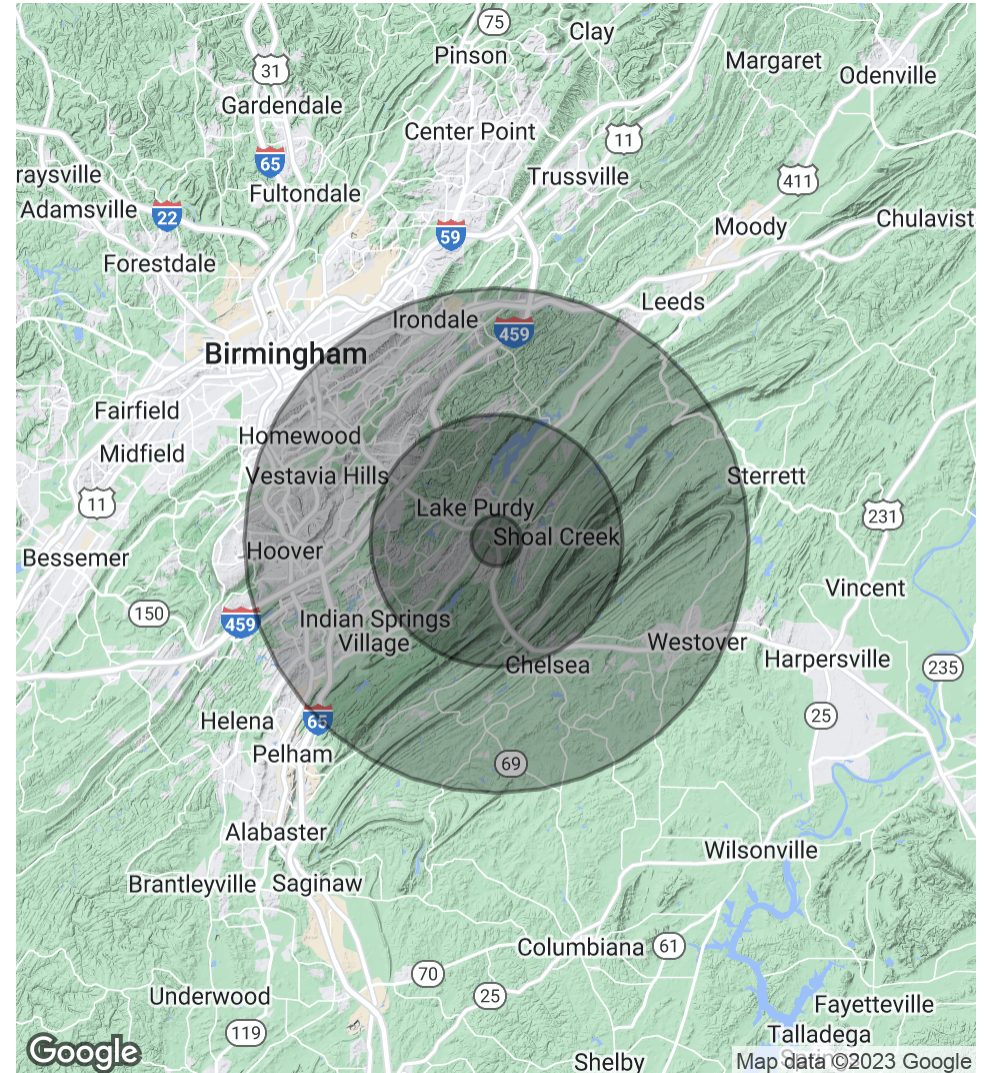
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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	2,567	54,191	215,261
Average Age	40.3	37.0	37.8
Average Age (Male)	40.3	37.1	37.1
Average Age (Female)	40.5	37.5	38.9

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	1,000	22,435	88,008
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$138,117	\$117,753	\$110,302
Average House Value	\$347,563	\$353,420	\$384,357

* Demographic data derived from 2020 ACS - US Census



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