

925 FOREST AVENUE | OFFICE BUILDING FOR LEASE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$1,550.00 per month (NNN)
Building Size:	1,575 SF
Available SF:	1,575 SF

PROPERTY OVERVIEW

Just .31 miles from I-85, this 22,000+ S.F. lot has a 1,575 S.F. brick office. Office is ideally suited for a doctors office, therapy office, dental office, or insurance office. Traffic counts on I-85 are high, upwards of 125k. Traffic counts along Forest Avenue are between 6k and 15K daily. This office is located only two blocks from Jackson Hospital. Plenty of parking on Forest Avenue in front of the building. NEW covered patio back entrance. \$1,550 per month, including water. Tenant is to have electricity, gas, liability insurance, and security system. Call Ed Fleming at 334-652-2121 for more information or to schedule your showing.

PROPERTY HIGHLIGHTS

- NEW covered patio back entrance
- Metro Bus Stop at the Corner
- Close to Jackson Hospital
- Court yard needs to REMAIN AVAILABLE for Studio Photography

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	3,964	27,761	56,595
Total Population	11,783	72,663	146,459
Average HH Income	\$41,236	\$54,304	\$52,875

ED FLEMING
defleming7@gmail.com
334.652.2121

**THE RIGHT PLACE.
THE RIGHT SPACE.**

*All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by Hodges Commercial Real Estate, Inc. or the Owner.

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ADDITIONAL PHOTOS



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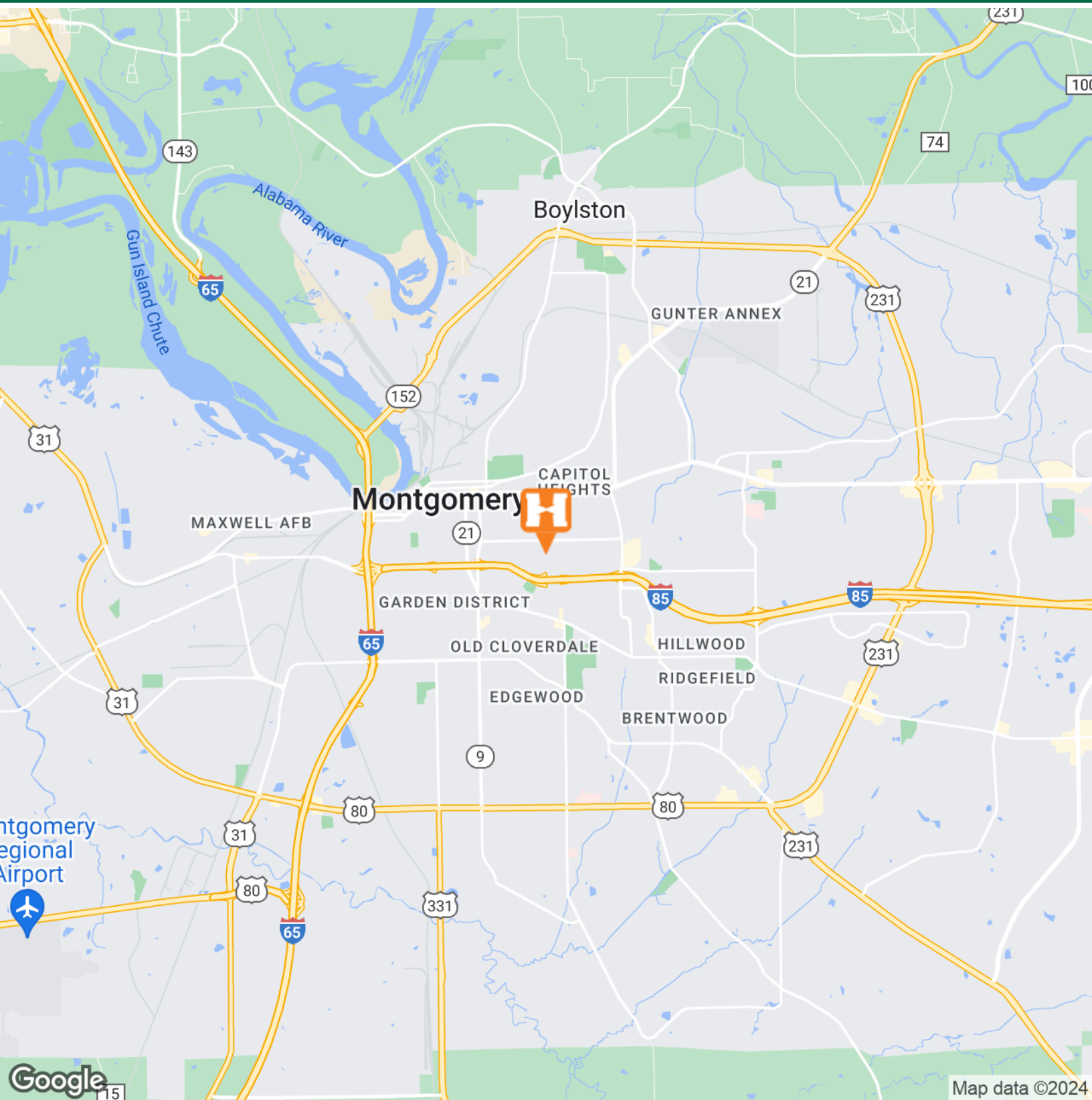
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LOCATION MAP



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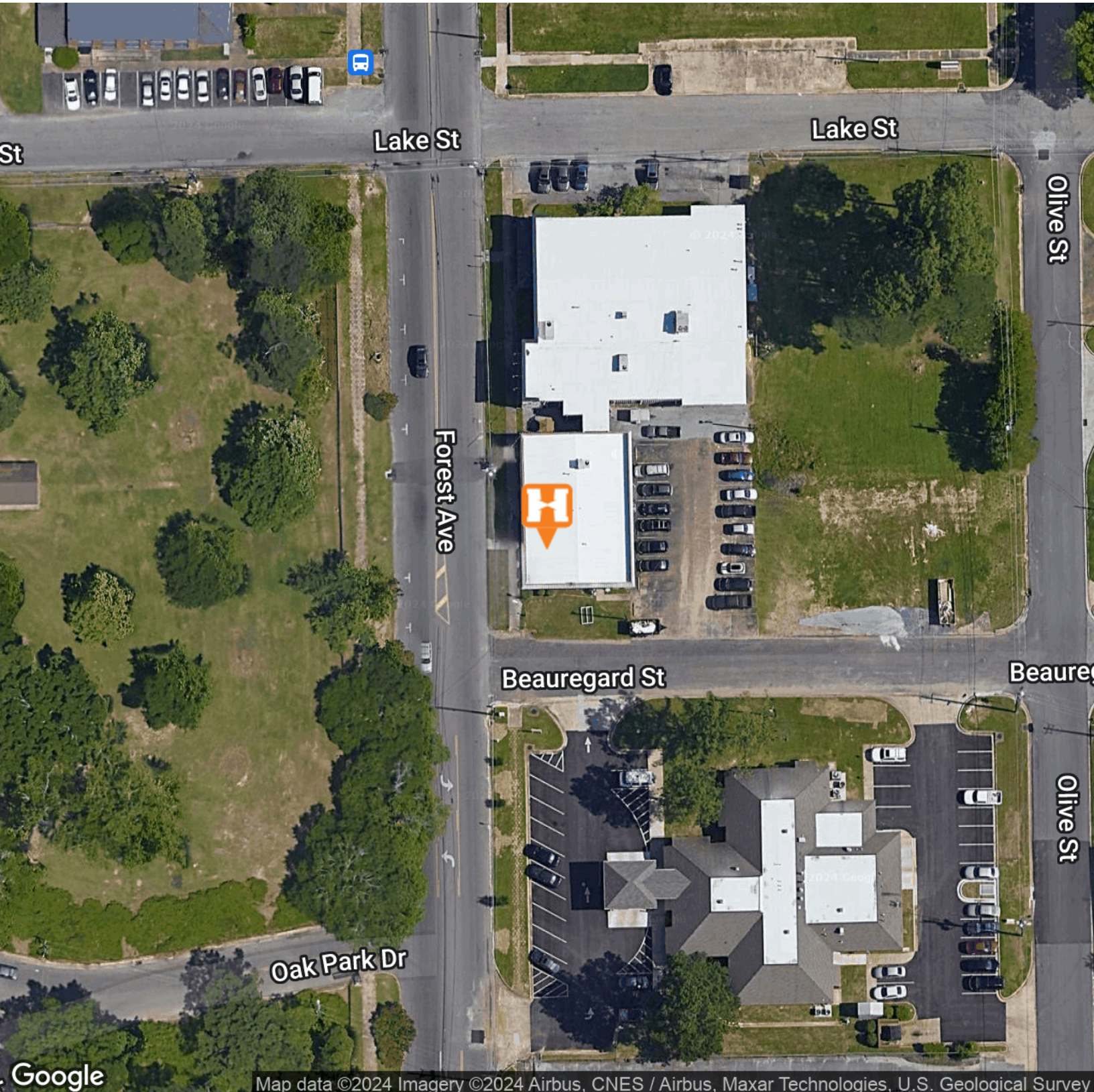
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AERIAL MAP



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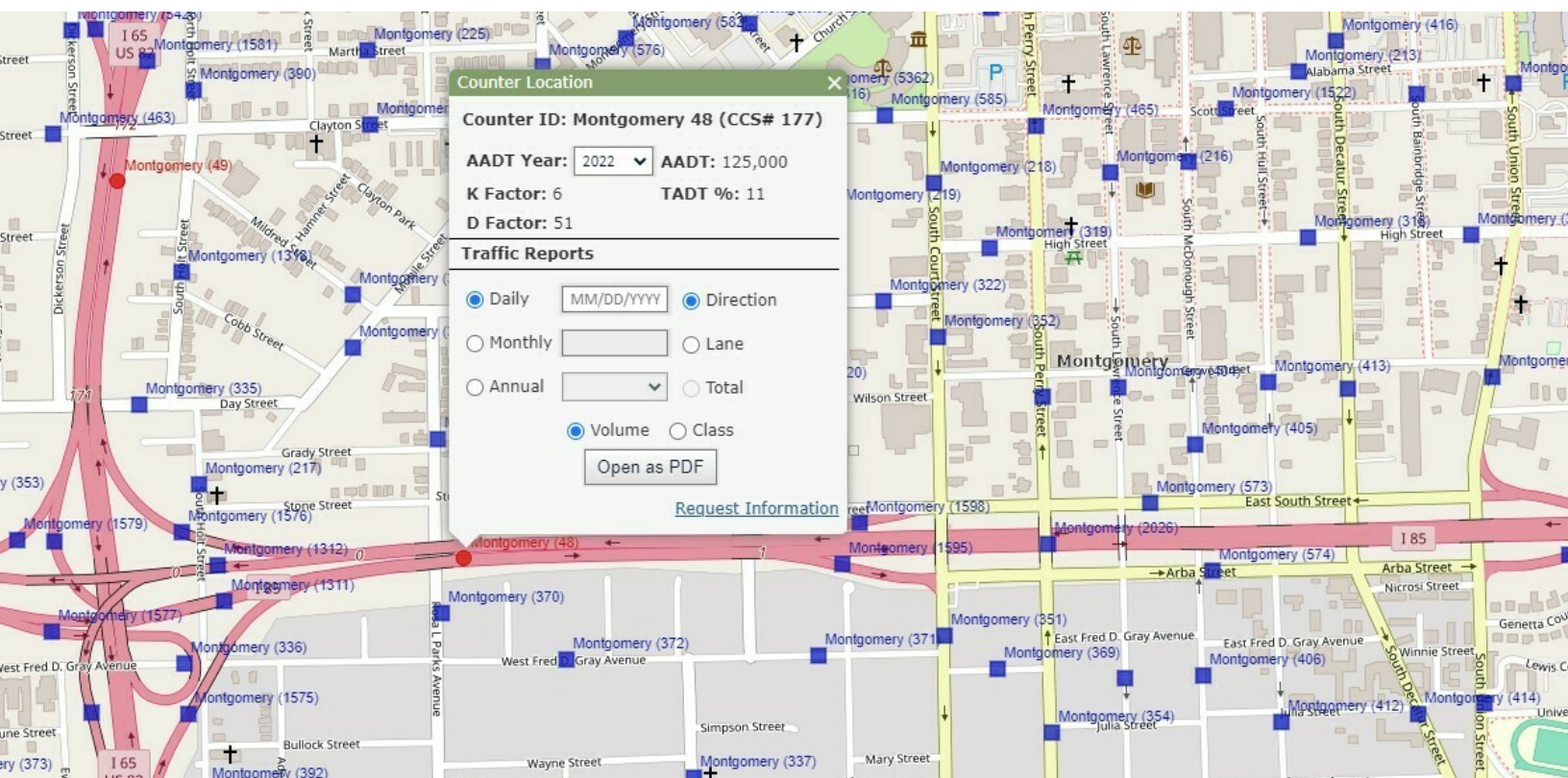
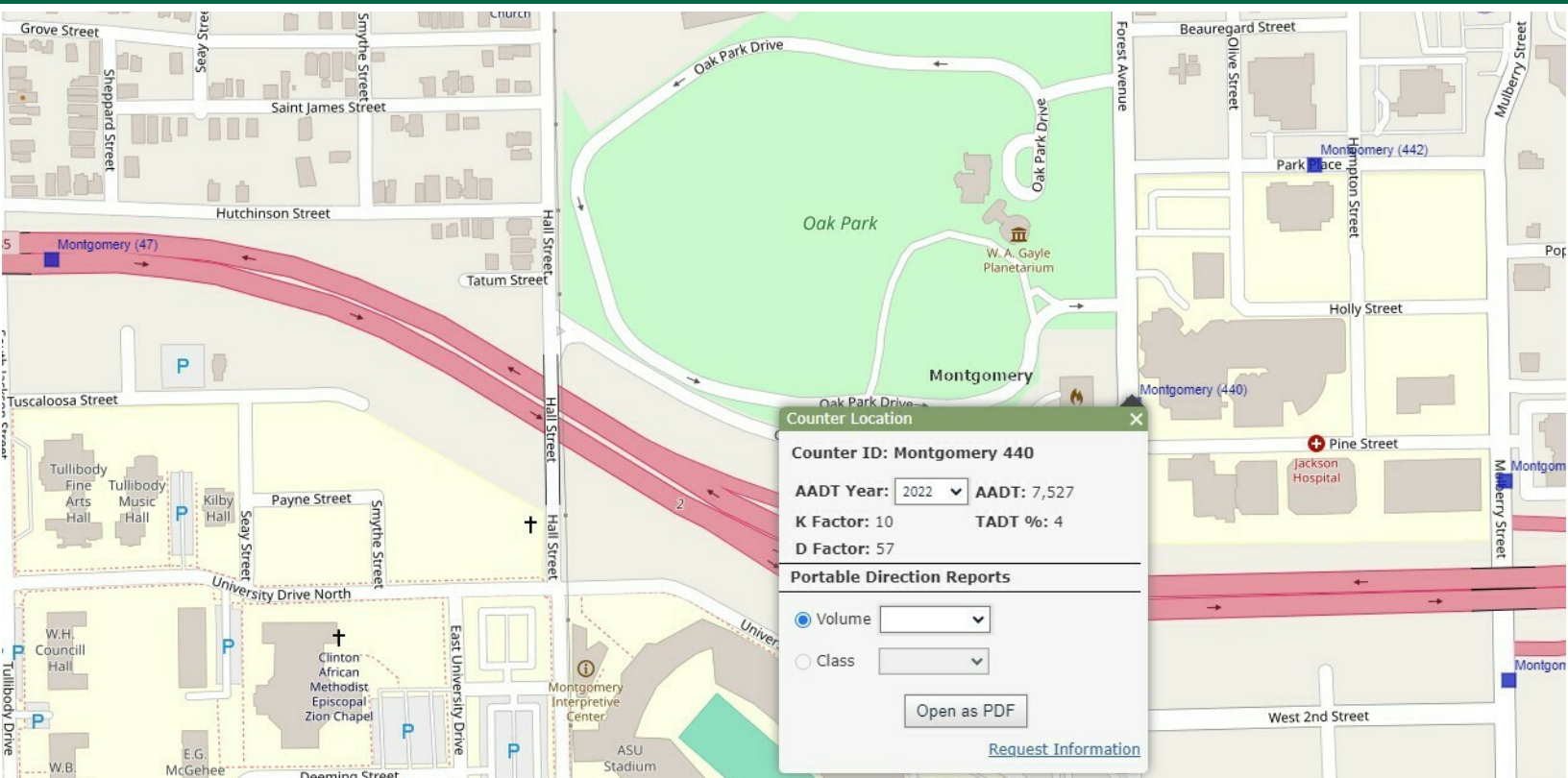
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TRAFFIC DATA



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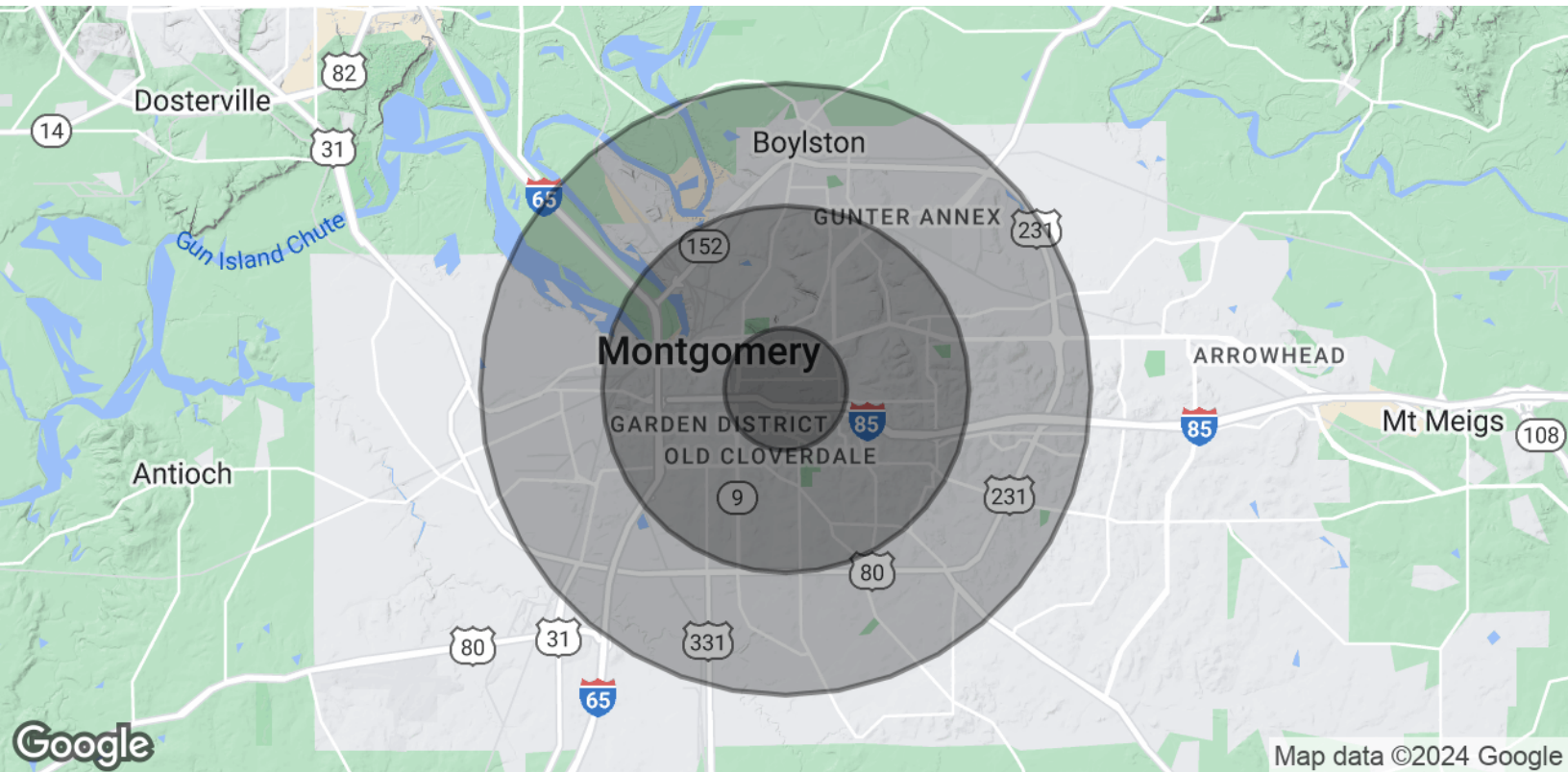


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DEMOGRAPHICS MAP & REPORT



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	11,783	72,663	146,459
Average Age	28.2	35.3	35.6
Average Age (Male)	26.5	32.8	32.9
Average Age (Female)	29.9	37.9	37.9

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	3,964	27,761	56,595
# of Persons per HH	3.0	2.6	2.6
Average HH Income	\$41,236	\$54,304	\$52,875
Average House Value	\$87,484	\$180,620	\$153,754

** Demographic data derived from 2020 ACS - US Census*

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