



PROPERTY ONE

# PROFESSIONAL OFFICE SPACE IN BANK BUILDING



## PROPERTY SUMMARY

Available SF:	632 SF
Lease Rate:	\$21.00 SF/yr (Gross)
Building Size:	12,960 SF
Building Class:	B
Cross Streets:	

## PROPERTY OVERVIEW

Located at corner of Hwy 22 and N Causeway Blvd. Common area bathrooms and kitchen outside of the suite. Full-Service lease with electricity, water and janitorial included in rental rate. Close proximity to Causeway bridge. Tenant to pay any increases in building expenses after base year.

## PROPERTY HIGHLIGHTS

- Electricity, water and janitorial included in rent
- Close to Causeway Bridge
- On major corner in Mandeville

Storage

Office

Office

Office/Conference

STAIR 2

Waiting

Reception

Kitchen

WOMEN

SUITE 203

IN

8'1"

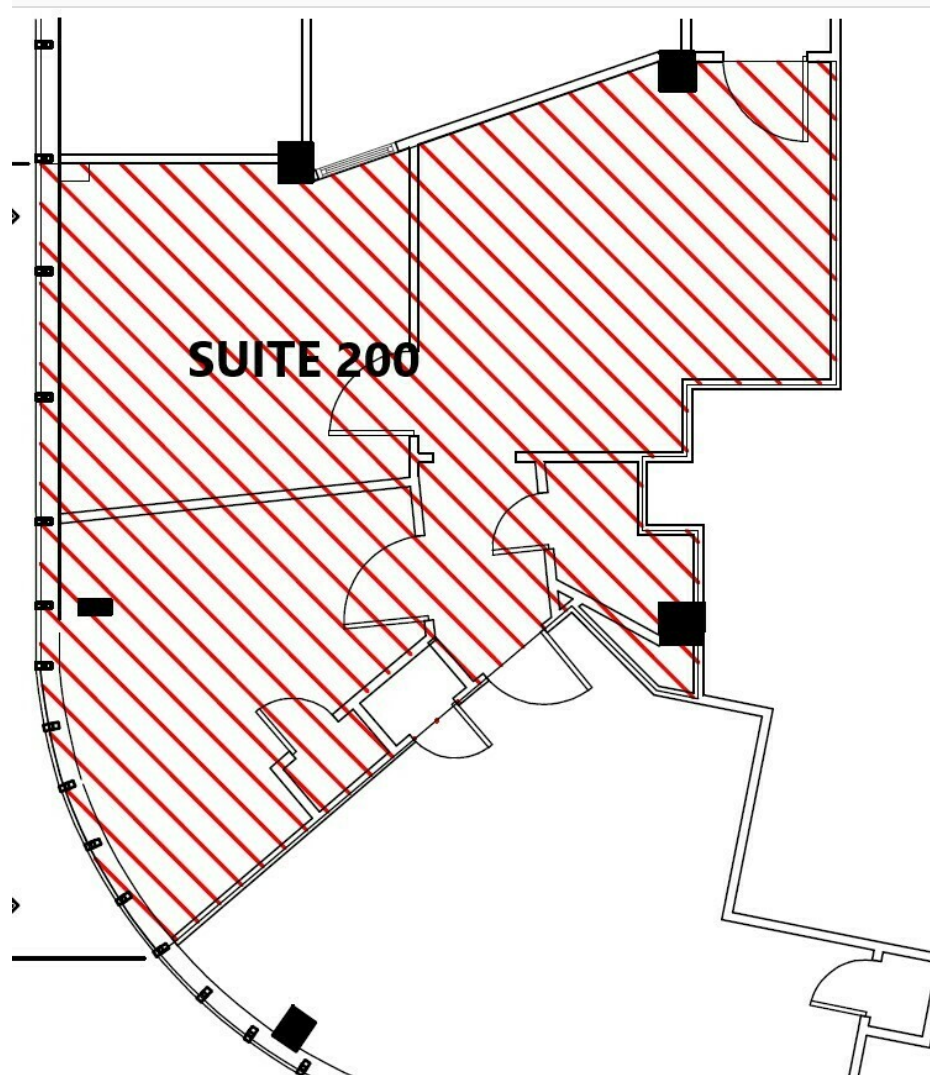
9'2"

8 1/2"

18'7"



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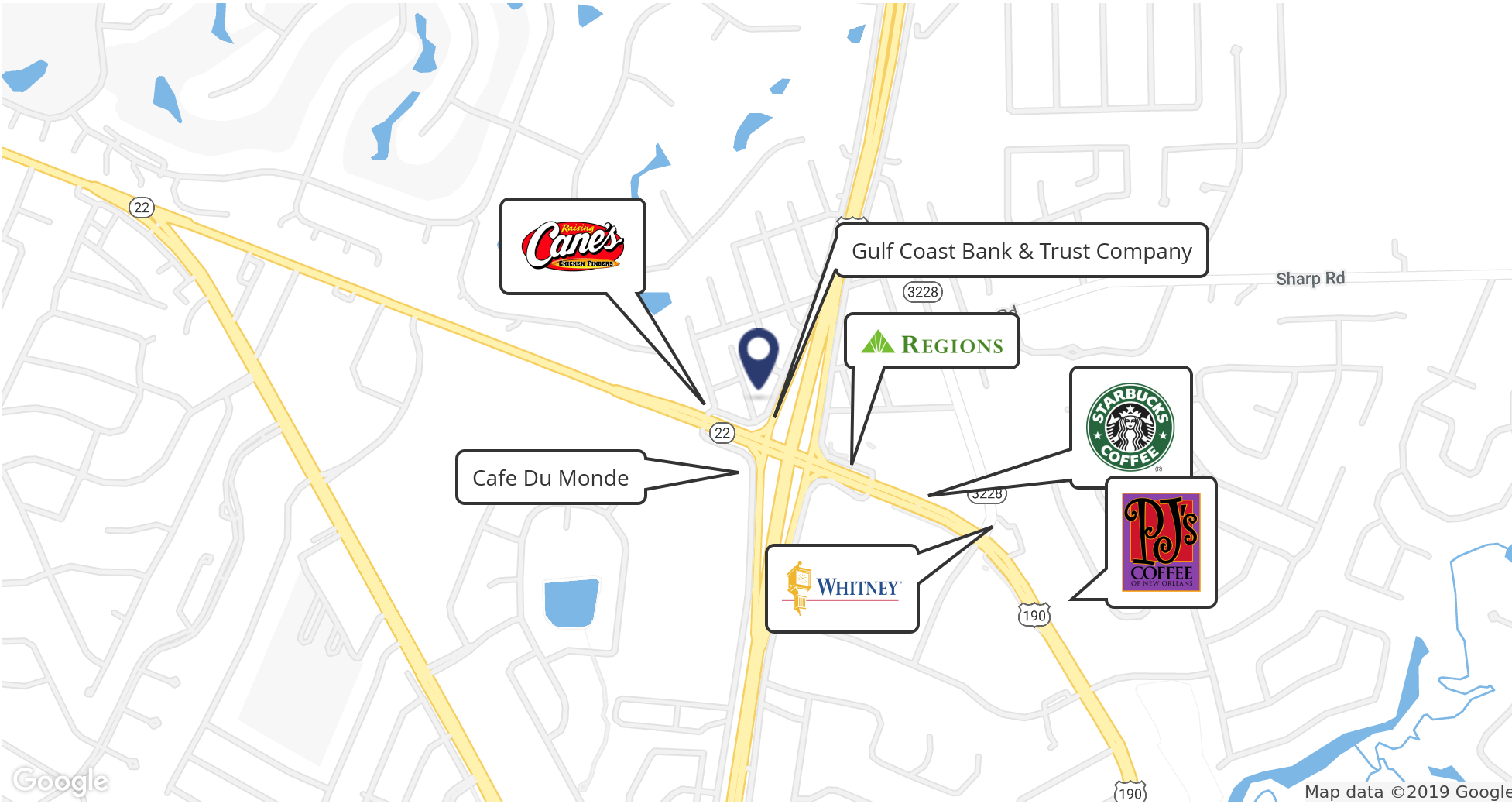
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,047	34,841	69,437
Average Age	43.4	42.4	40.3
Average Age (Male)	40.8	40.8	38.1
Average Age (Female)	44.1	43.1	41.9

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,514	13,321	26,174
# of Persons per HH	2.7	2.6	2.7
Average HH Income	\$117,237	\$103,209	\$93,767
Average House Value	\$346,967	\$318,560	\$319,346

\* Demographic data derived from 2020 ACS - US Census