

BUILD TO SUIT OFFICE ON SIEGEN LANE NEAR PERKINS RD



OFFERING SUMMARY

Available SF:	2,000 - 7,000 SF
Lease Rate:	\$20.00 SF/yr
Lease Type:	Modified Gross
Lot Size:	0.59 Acres
Zoning:	B1

PROPERTY OVERVIEW

Professional office space available on Siegen Lane across from the Calandro's Supermarket. The property can fit a building up to 7,000 SF which can be a single tenant or split into multiple suites if prospect desires less space. With excellent visibility right on Siegen Lane, this would be a great space for an office or medical user that wants to be known by the thousands of people who drive by this location every day. The developer is willing to build out the space to suit the prospect's requirements.

This property is also listed For Sale. Listed separately.

PROPERTY HIGHLIGHTS

- Developer will build to suit for tenant needs
- Left turn accessibility into and out of the parking lot
- Visibility on heavily traveled part of Siegen Lane
- Last remaining vacant land zoned for office building in the area
- Near the intersection of Siegen Lane and Perkins Rd
- 142' of frontage on Siegen Lane

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DIMENSIONS ARE APPROXIMATE

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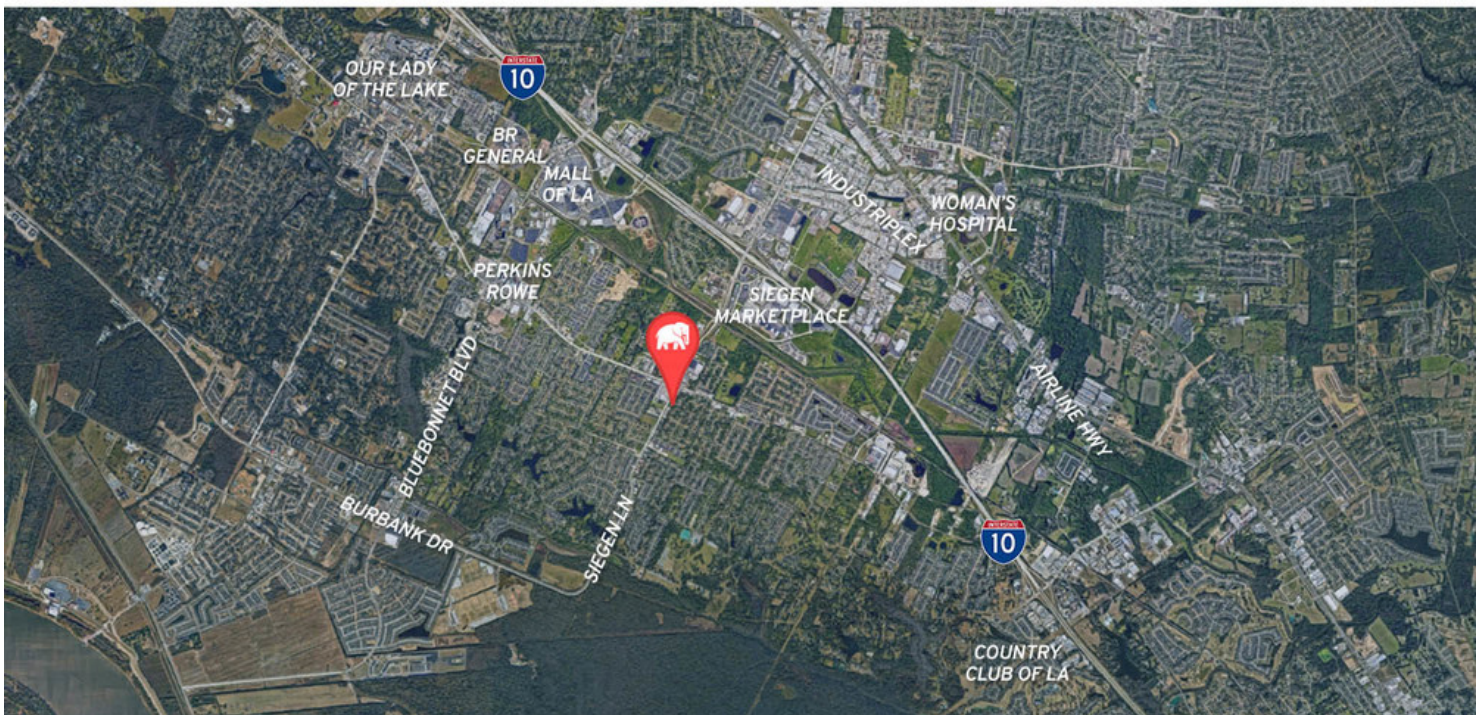
November 03, 2023

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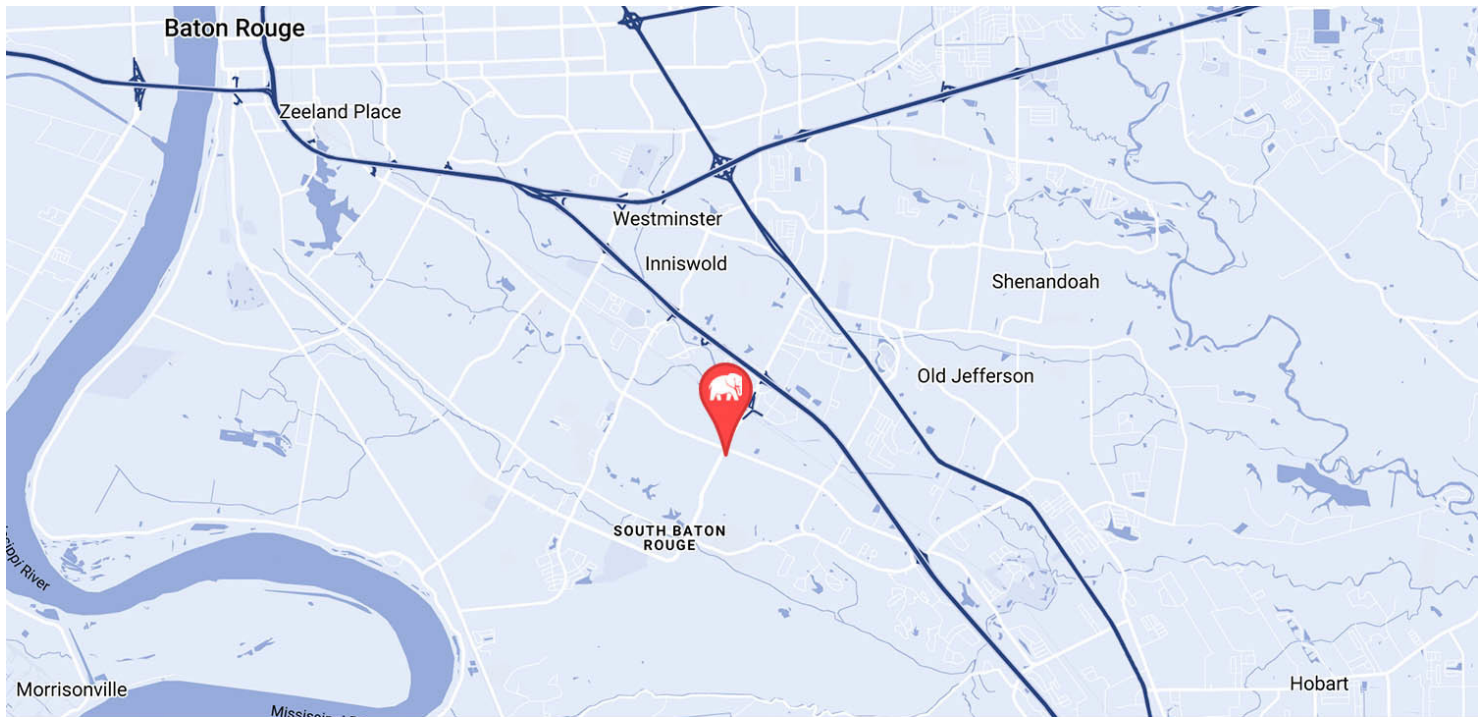


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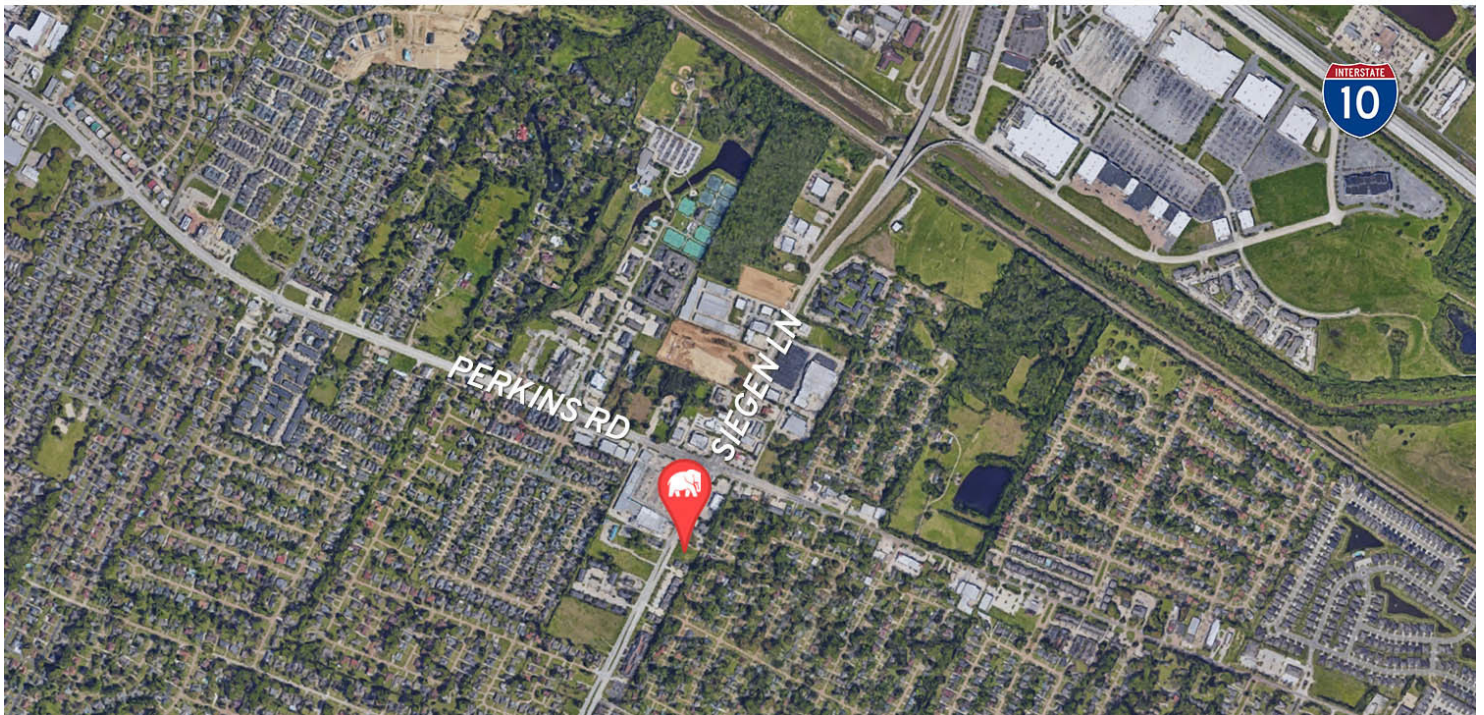
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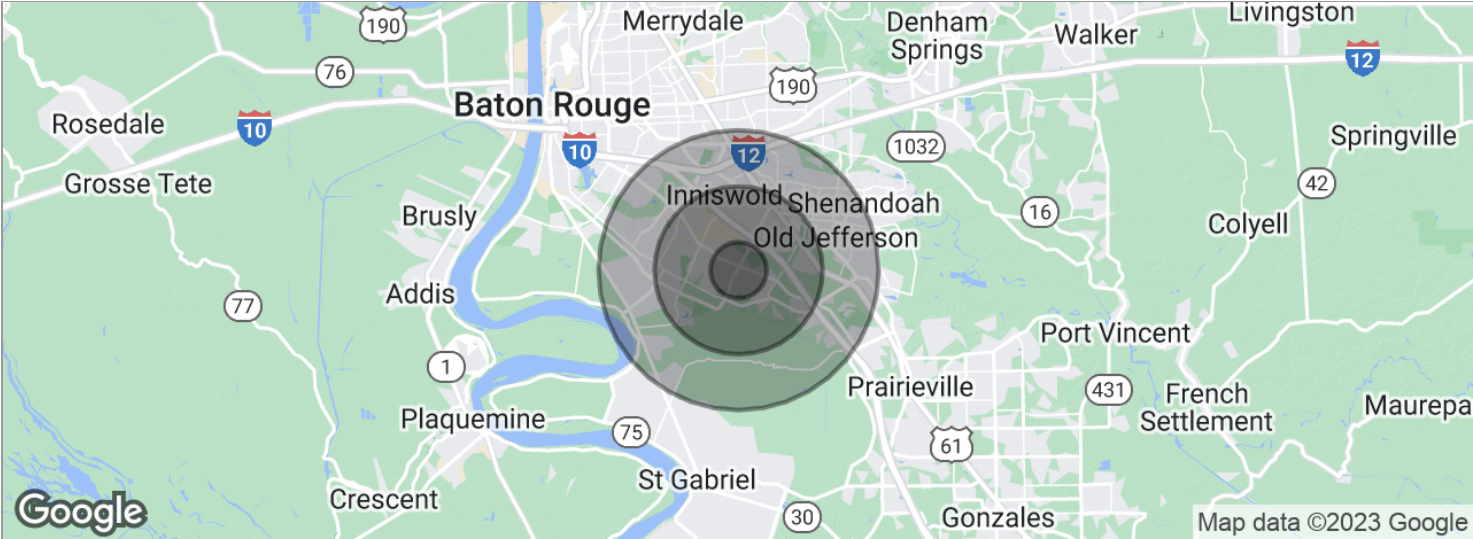


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POPULATION	1 MILE	3 MILES	5 MILES
Total population	7,426	44,897	121,105
Median age	40.3	37.1	36.6
Median age (Male)	38.6	34.6	34.4
Median age (Female)	41.3	39.2	38.4
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,991	18,301	50,923
# of persons per HH	2.5	2.5	2.4
Average HH income	\$103,938	\$93,771	\$86,943
Average house value	\$257,783	\$281,145	\$296,538

* Demographic data derived from 2020 ACS - US Census