



## Property Highlights

- Ideal for Therapist, Chiropractor, Acupuncture or Similar Uses
- 3 Main Floor Offices
- Great South Hill Location on Bus Route
- Hardwood Flooring
- 200 AMP Electrical
- Large Basement (670 SF)
- Designated Parking Lot Behind Building
- New Carpet in Hallway/Offices

## Offering Summary

- Lease Rate: \$8.60/SF/YR + \$3/SF/YR NNN
- Available SF: 1,240 SF
- Lot Size: 7,650 SF

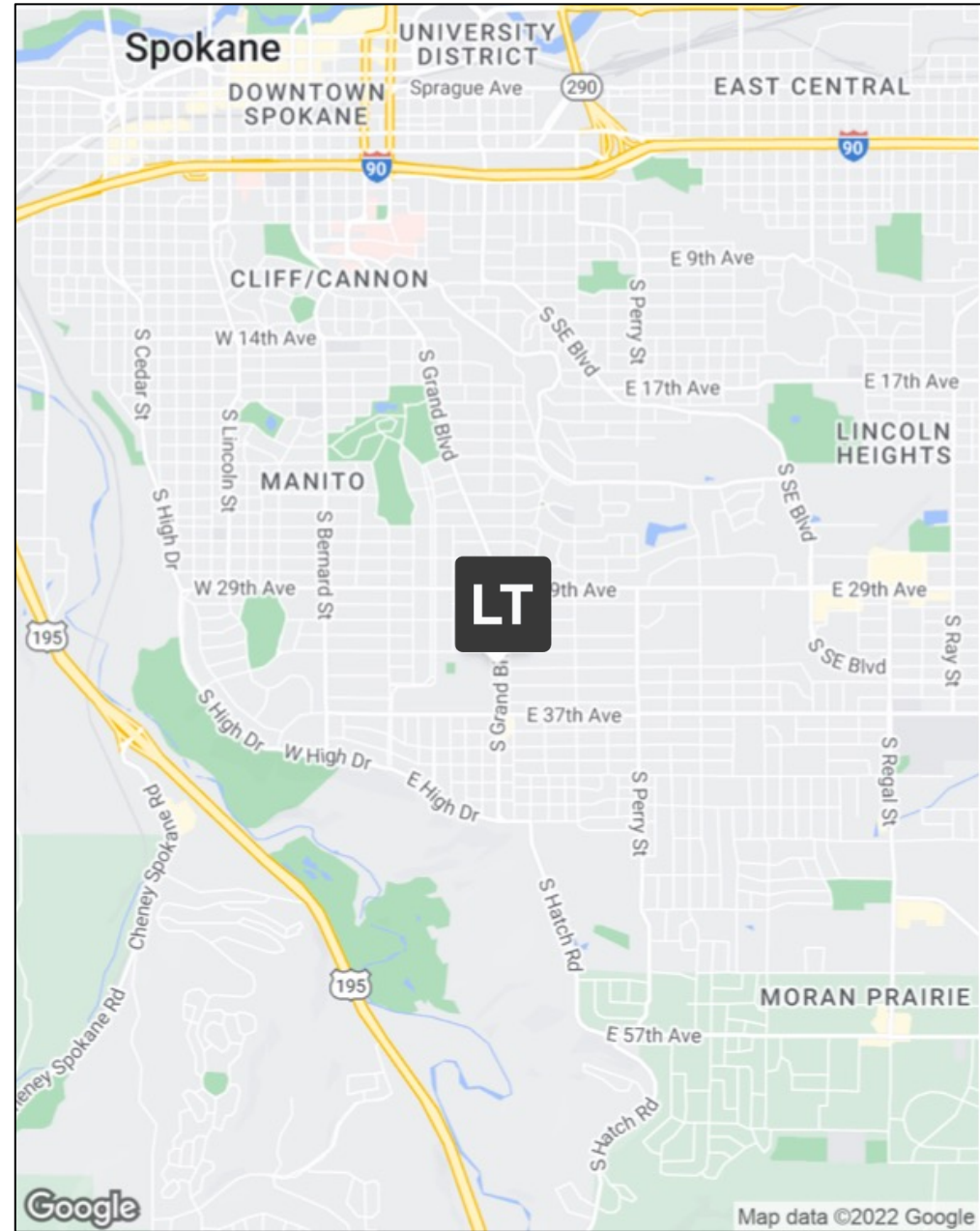
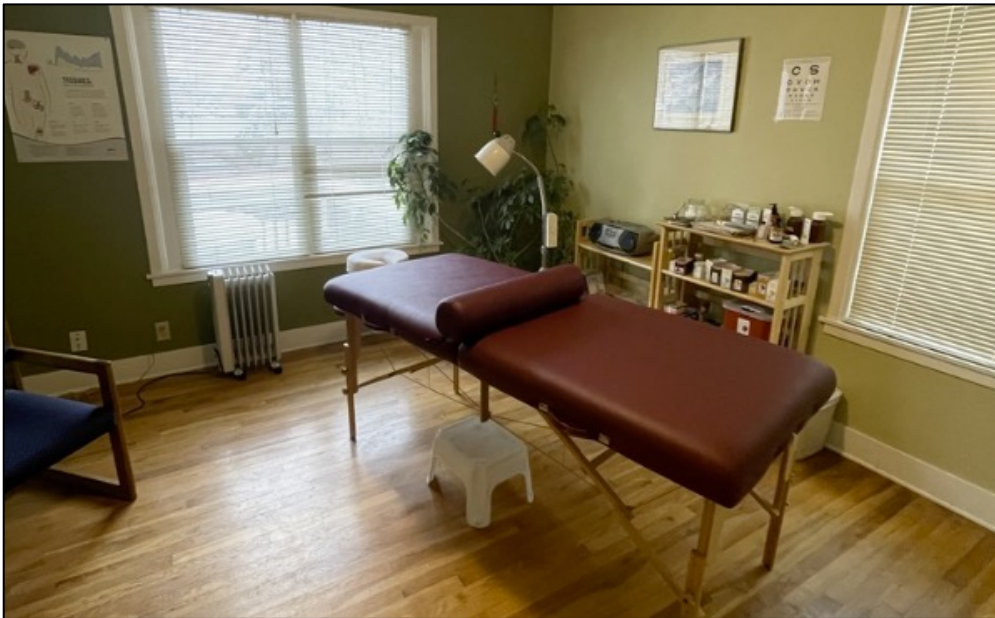
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# PHOTOS



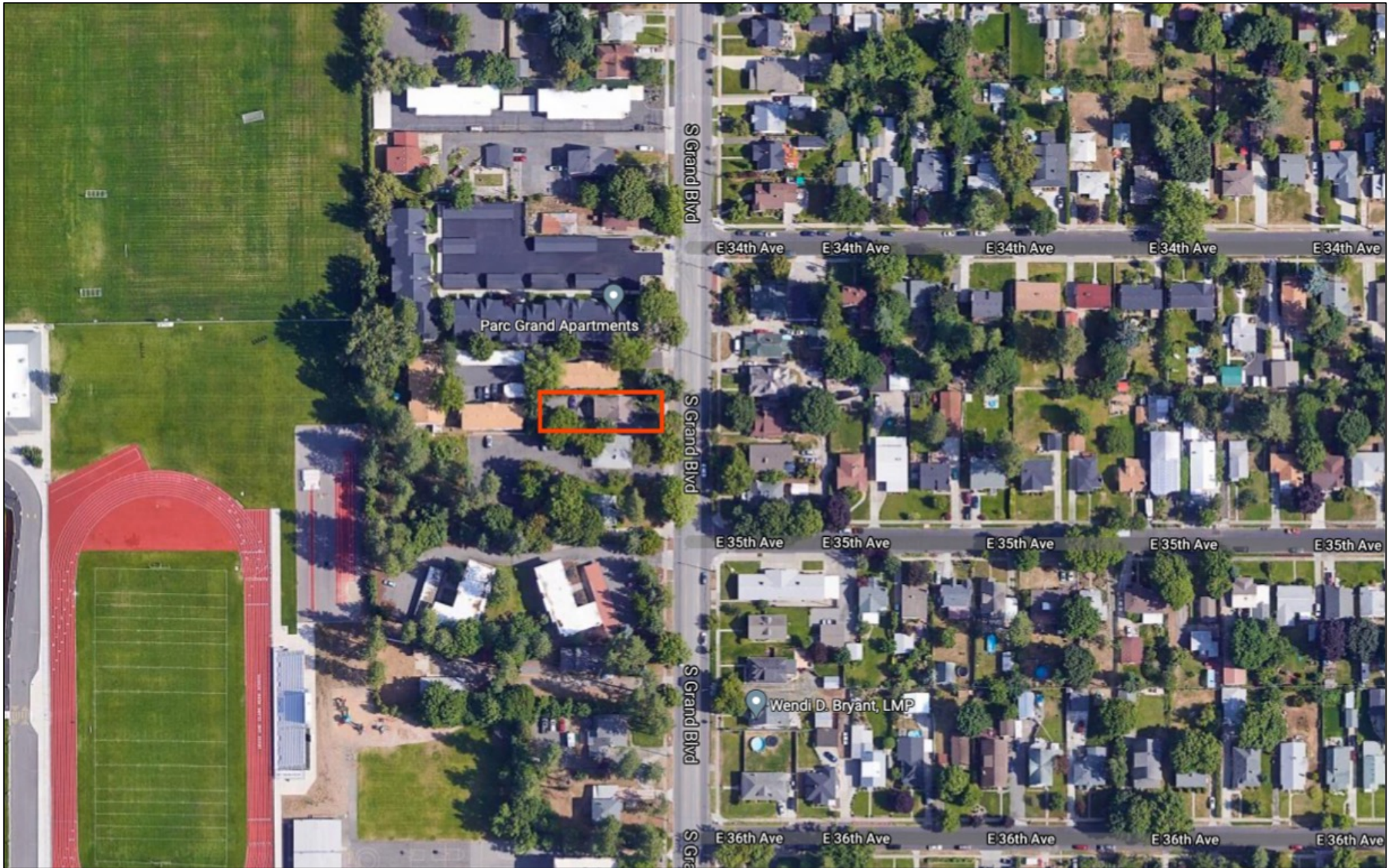
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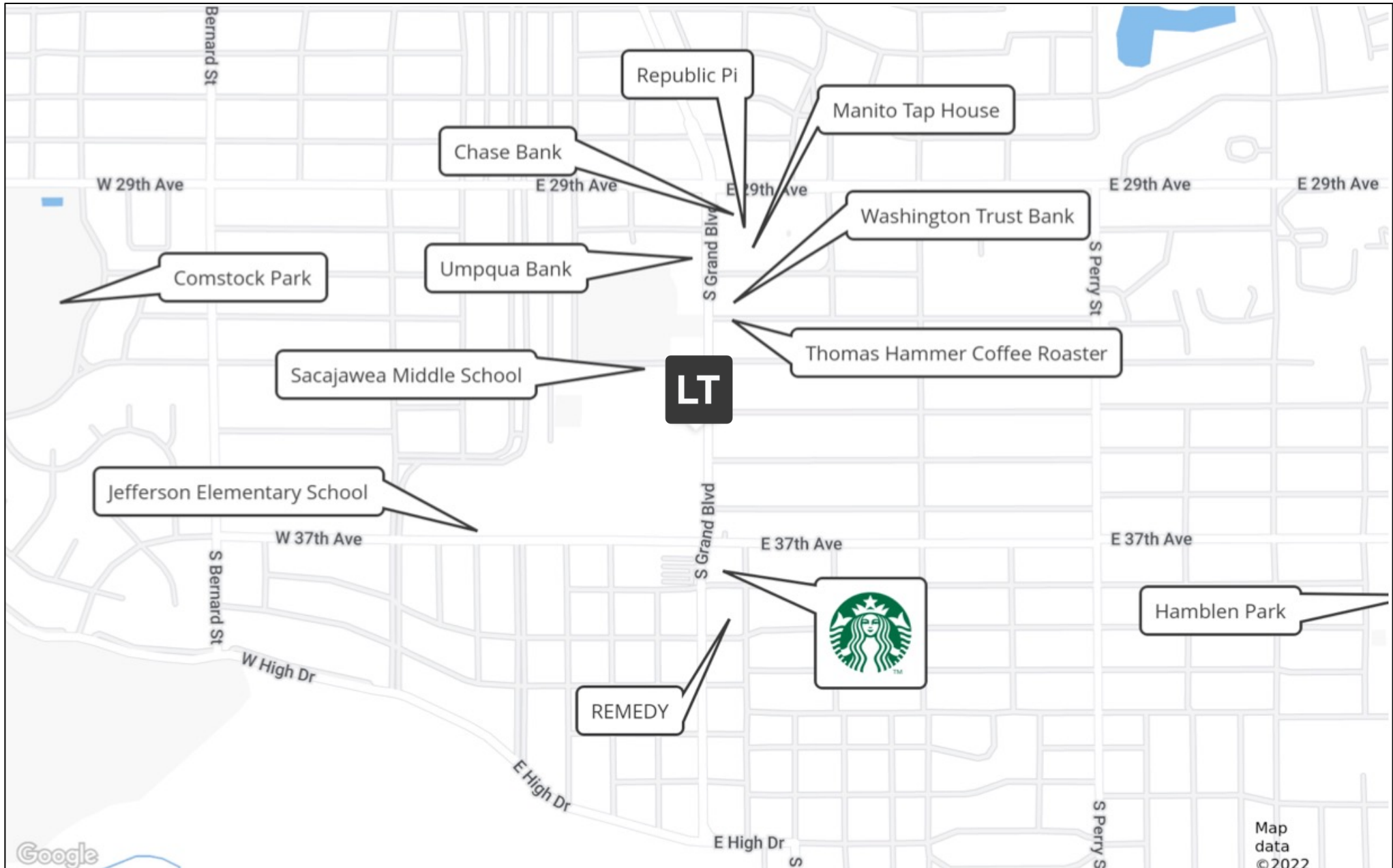
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# MAP LOCATION



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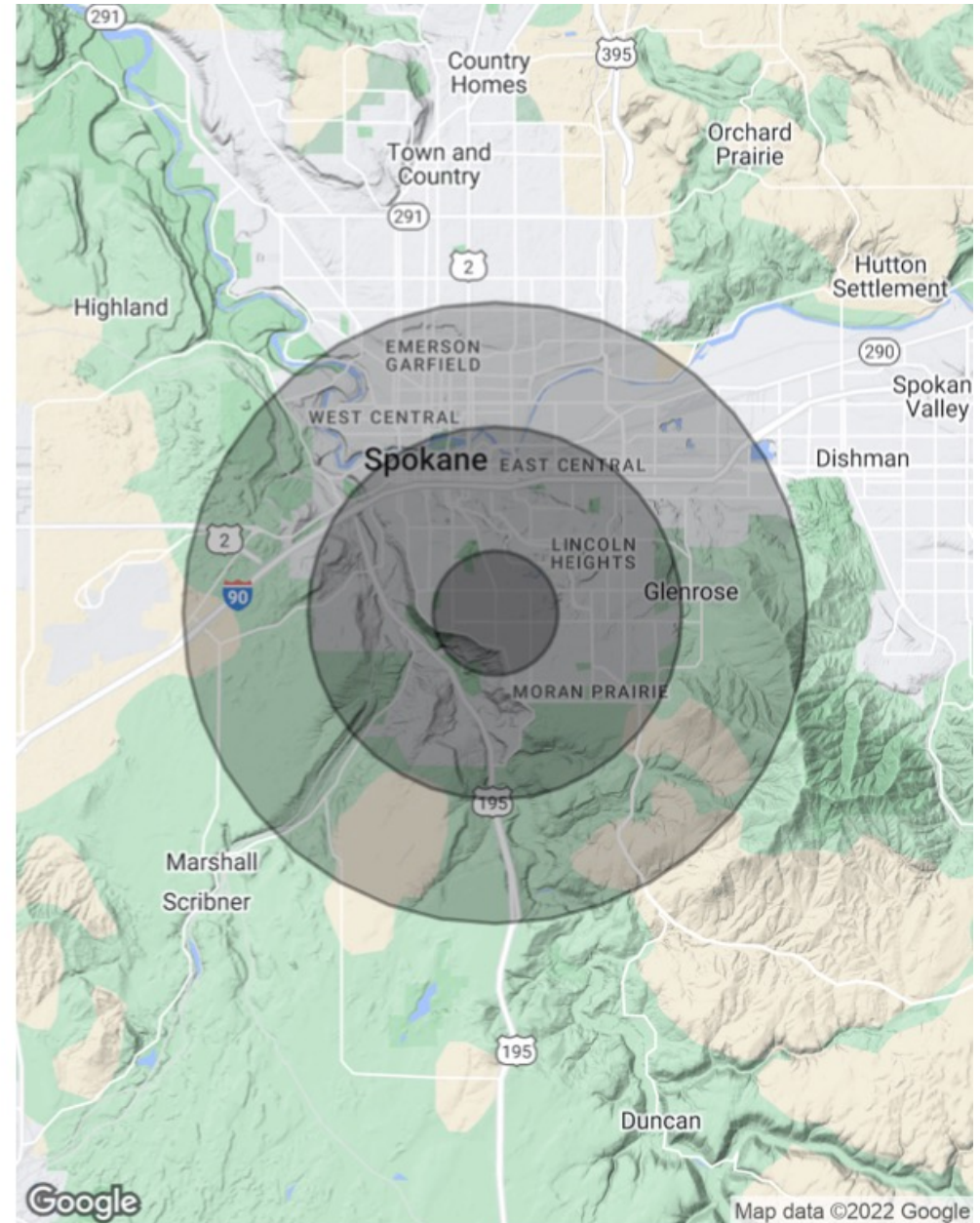


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# DEMOGRAPHICS

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	12,438	82,357	179,565
Average Age	42.3	39.9	36.7
Average Age (Male)	39.2	37.2	35.3
Average Age (Female)	44.7	42.2	37.9
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,439	37,392	77,322
# of Persons per HH	2.3	2.2	2.3
Average HH Income	\$79,212	\$66,594	\$57,509
Average House Value	\$298,473	\$268,102	\$217,120

\* Demographic data derived from 2020 ACS - US Census



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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by LT Real Estate & Property Management in compliance with all applicable fair housing and equal opportunity laws.

