



Offering Summary

Lease Rate:	\$12.00 SF/yr (NNN)
Building Size:	225,122 SF
Available SF:	7,835 SF
Lot Size:	607,432 SF
Number of Units:	86
Year Built:	1964

Property Overview

This property offers an exceptional leasing opportunity. With a prime location that provides high visibility and accessibility, the property is home to a diverse mix of local tenants, including popular retailers, and service providers. The well-maintained exterior and ample parking make it convenient for customers to visit. Inside, the property features a spacious, well-designed layout that can be tailored to the needs of various businesses. Modern amenities, a versatile floor plan, and close proximity to key local businesses make this property an ideal choice for retail ventures seeking a high-traffic location and a vibrant business community to thrive in.

Property Highlights

- - Prime location on S Washington St
- - Excellent visibility and accessibility
- - Well-maintained exterior with ample parking
- - Customizable to suit various business needs

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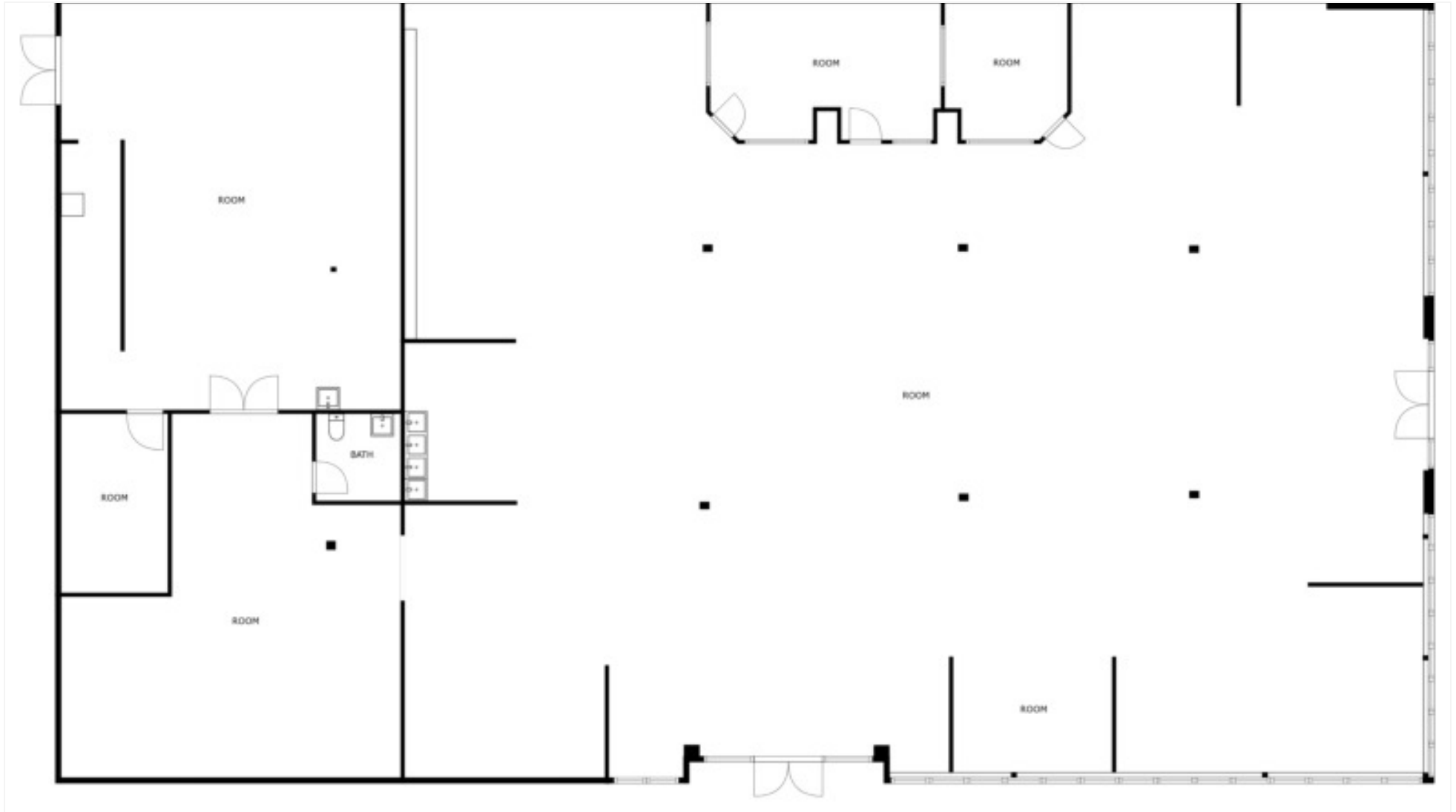
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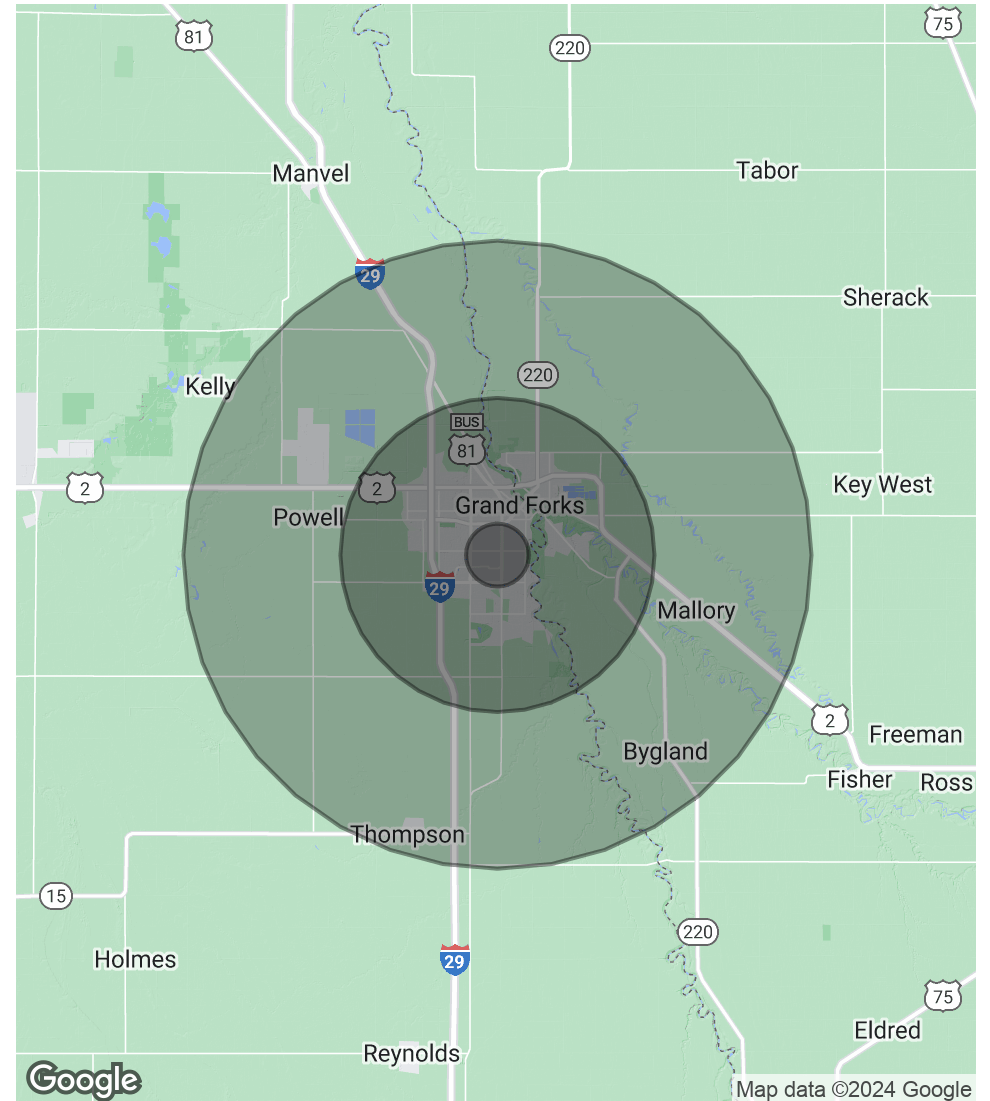


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Population	1 Mile	5 Miles	10 Miles
Total Population	13,912	65,703	68,927
Average Age	33.6	32.9	33.3
Average Age (Male)	30.5	31.3	31.7
Average Age (Female)	37.0	34.6	34.9
Households & Income	1 Mile	5 Miles	10 Miles
Total Households	7,029	31,616	32,905
# of Persons per HH	2.0	2.1	2.1
Average HH Income	\$63,176	\$64,730	\$65,936
Average House Value	\$172,738	\$202,589	\$204,114

* Demographic data derived from 2020 ACS - US Census



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