



**OFFERING SUMMARY**

Lease Rate:	\$32.00 SF/yr (NNN)
Building Size:	9,522 SF
Available SF:	3,605 SF
Lot Size:	1.11 Acres
Year Built:	2003

**PROPERTY OVERVIEW**

This multi-tenant building is ideally located in front of the Wal-Mart Super Center and Sam's Club offering strong traffic, visibility and easy access.

One space is available on the north end cap with direct access from N Pennsylvania Ave.

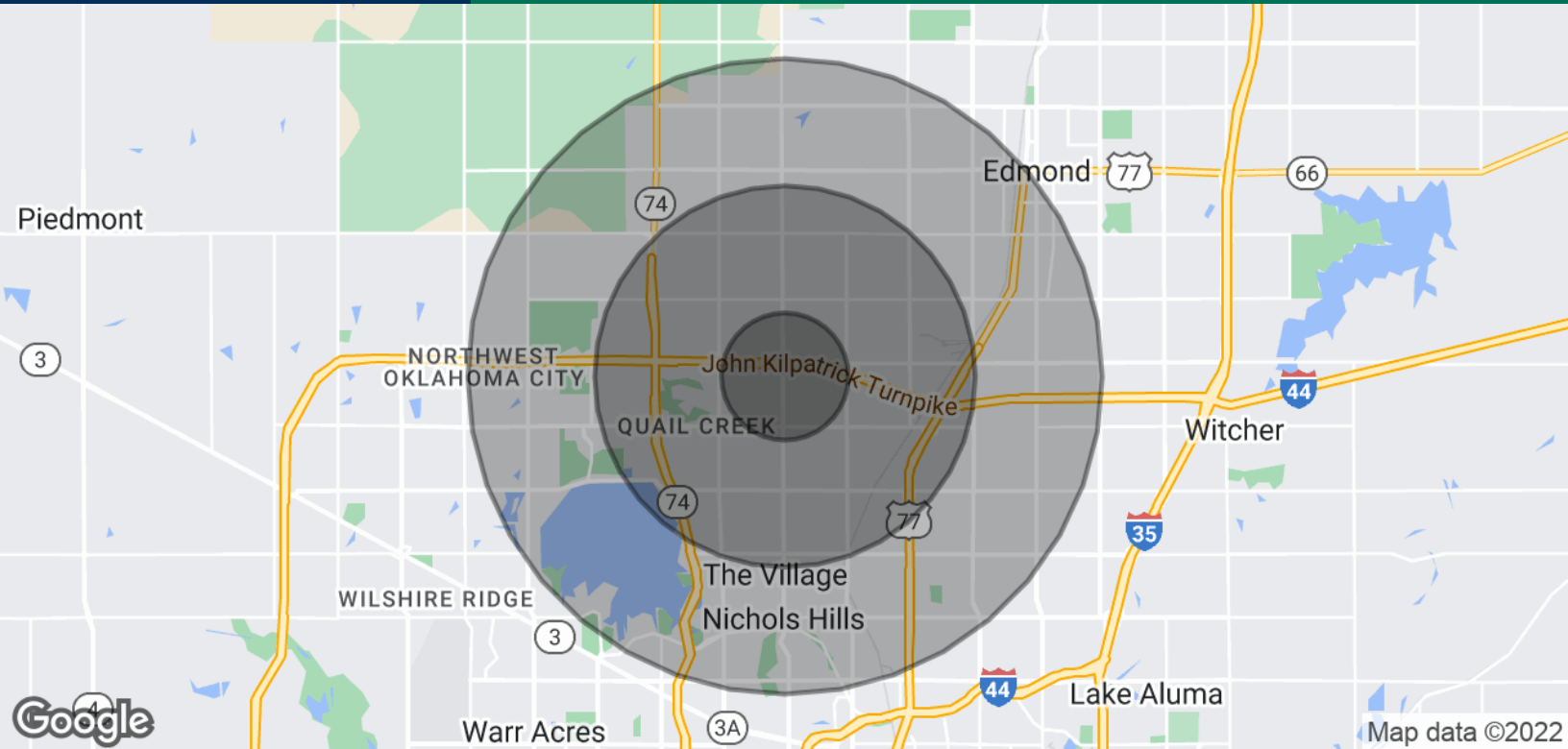
Former urgent care facility with medical buildout. The space could be used for medical or be converted to accommodate a restaurant or retail tenant.

**PROPERTY HIGHLIGHTS**

- Available 9/1/2022
- Suite 13420
- NNN rate is \$8.00 psf
- Pylon Signage available



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**POPULATION**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	9,136	68,505	146,559
Average Age	29.0	34.6	35.5
Average Age (Male)	28.1	32.9	33.7
Average Age (Female)	30.5	35.9	36.6

**HOUSEHOLDS & INCOME**

	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	4,940	30,227	62,377
# of Persons per HH	1.8	2.3	2.3
Average HH Income	\$43,933	\$72,721	\$79,550
Average House Value	\$157,910	\$189,893	\$206,945

\* Demographic data derived from 2020 ACS - US Census

**TRAFFIC COUNTS**

N Pennsylvania Ave	north	22,199
N Pennsylvania Ave	south	25,346
		082422

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