



OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (NNN)
Building Size:	8,700 SF
Available SF:	1,200 - 2,468 SF
Projected Cap Rate:	6.27%
Year Built:	2007
Lot Size:	1.01 Acres
	041822

PROPERTY OVERVIEW

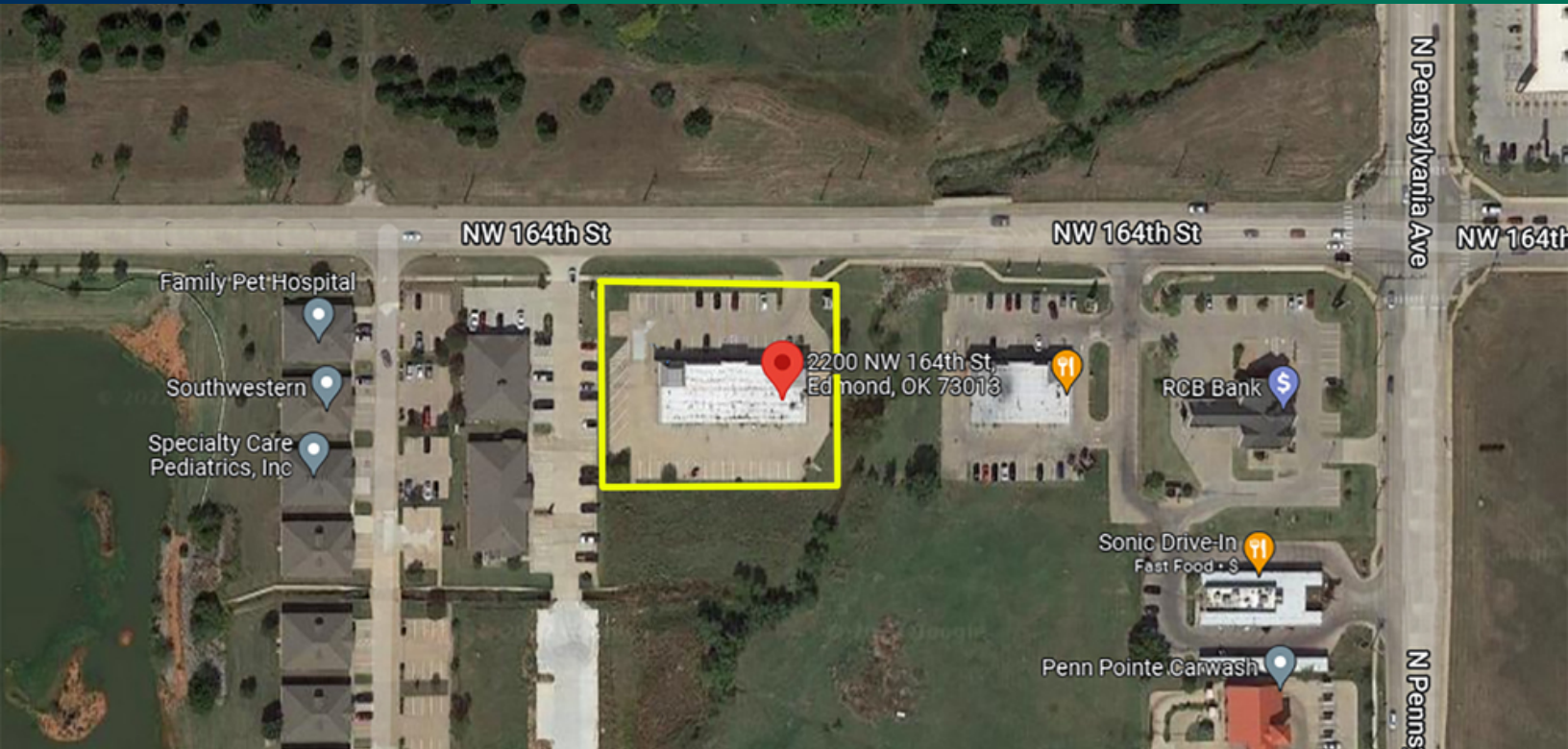
There are two suites available for lease at this highly trafficked intersection. Neighboring Tenants include China Chef, ZT Cigars, Mandarin Spa, and a Nails Salon. Retailers get the benefit of this busy intersection and growing market.

Landlord is highly motivated.

SPACES	LEASE RATE	SPACE SIZE
Suite 2202	\$17.00 SF/yr	1,200 SF
Suite 2208	\$17.00 SF/yr	2,468 SF

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	8,910	49,947	127,332
Average Age	34.0	33.7	34.6
Average Age (Male)	34.5	33.3	33.2
Average Age (Female)	33.4	33.9	35.6
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	3,380	20,986	52,837
# of Persons per HH	2.6	2.4	2.4
Average HH Income	\$97,903	\$83,384	\$79,327
Average House Value	\$212,000	\$204,352	\$197,701

* Demographic data derived from 2010 US Census

TRAFFIC COUNTS		1 MILE	3 MILES	5 MILES
N Pennsylvania Ave	North South		19,349	19,763
NW 164th St	East West		18,151	15,544

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