



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	2,800 SF
Available SF:	930 - 2,800 SF
Lot Size:	0.56 Acres
Year Built:	2022

PROPERTY OVERVIEW

This building is offered for pre-lease for retail / warehouse user. Ideally located just west of I-44, creating excellent access.

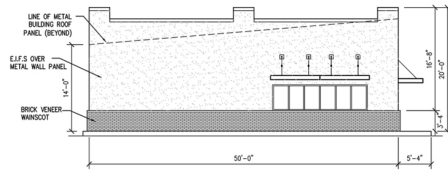
Can be leased as 3 individual spaces or combined to accommodate a 2,800 square foot Tenant.

PROPERTY HIGHLIGHTS

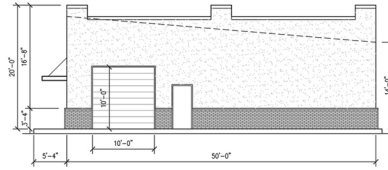
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SPACES	LEASE RATE	SPACE SIZE
Suite A	Negotiable	935 - 2,800 SF
Suite B	Negotiable	930 - 2,800 SF
Suite C	Negotiable	935 - 2,800 SF

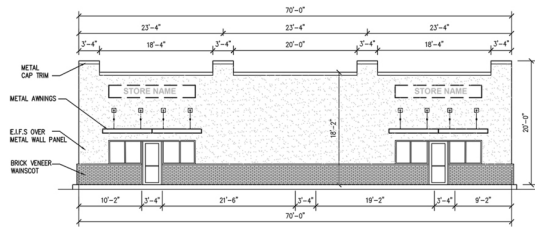
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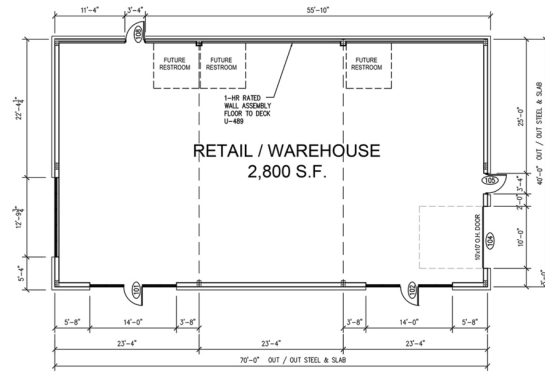
4 SOUTH END ELEVATION
1/8" = 1'-0"



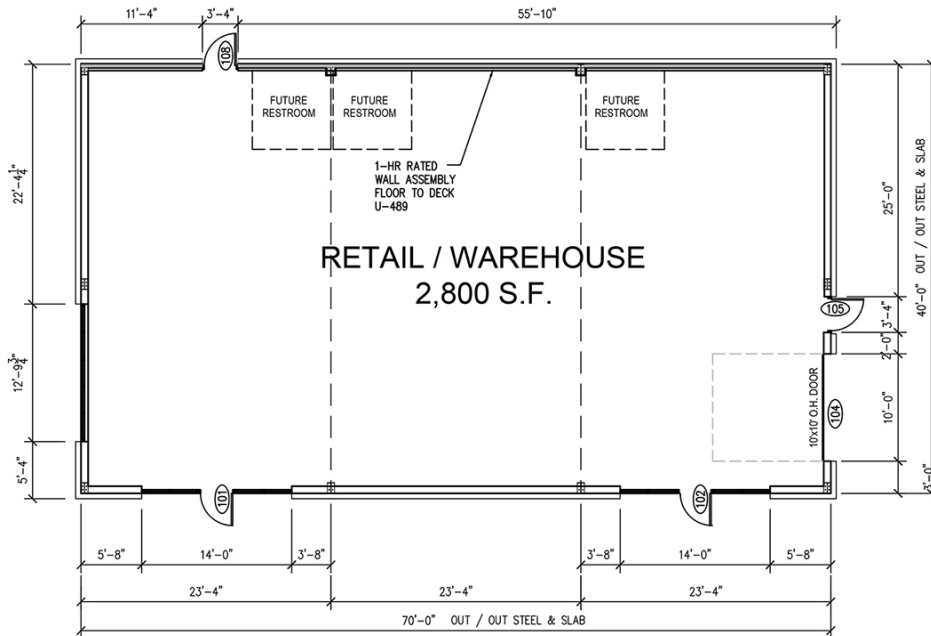
3 NORTH END ELEVATION
1/8" = 1'-0"



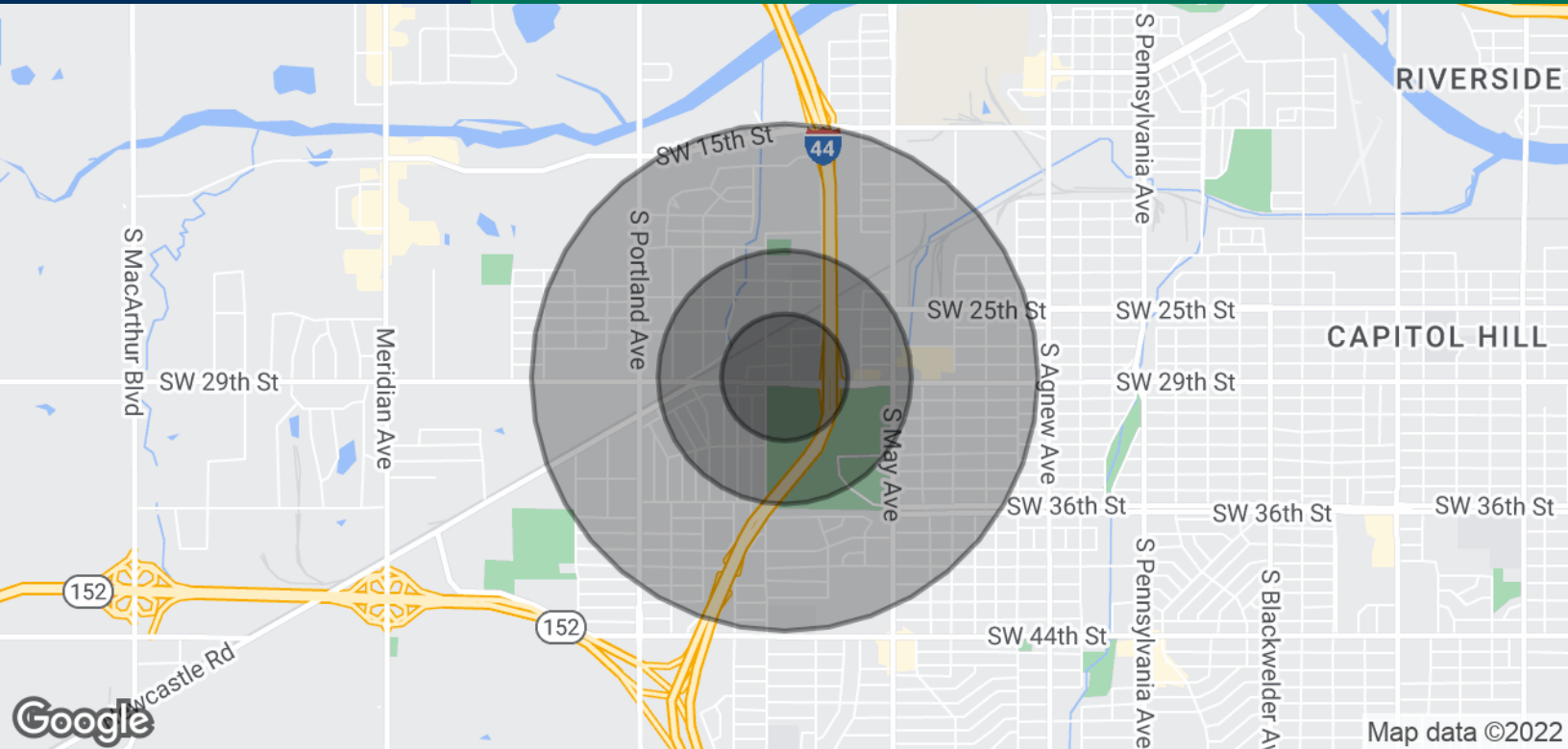
2 FRONT (SOUTH) ELEVATIONS
1/8" = 1'-0"



1 RETAIL / WAREHOUSE FLOOR PLAN
1/8" = 1'-0"



1 RETAIL / WAREHOUSE FLOOR PLAN
1/8" = 1'-0"



POPULATION

	0.25 MILES	0.5 MILES	1 MILE
Total Population	683	2,904	11,622
Average Age	28.3	30.4	30.3
Average Age (Male)	24.2	26.5	27.5
Average Age (Female)	30.9	32.2	31.5

HOUSEHOLDS & INCOME

	0.25 MILES	0.5 MILES	1 MILE
Total Households	228	996	4,159
# of Persons per HH	3.0	2.9	2.8
Average HH Income	\$33,627	\$34,708	\$35,136
Average House Value	\$322,609	\$107,823	\$107,292

* Demographic data derived from 2020 ACS - US Census

TRAFFIC COUNTS

SW 29th St	east	21,421
SW 29th St	west	15,308
I-44 (Will Rogers Expwy)	north/south	127,300

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