



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	6,200 SF
Available SF:	6,200 SF
Year Built:	2004

07312020

PROPERTY OVERVIEW

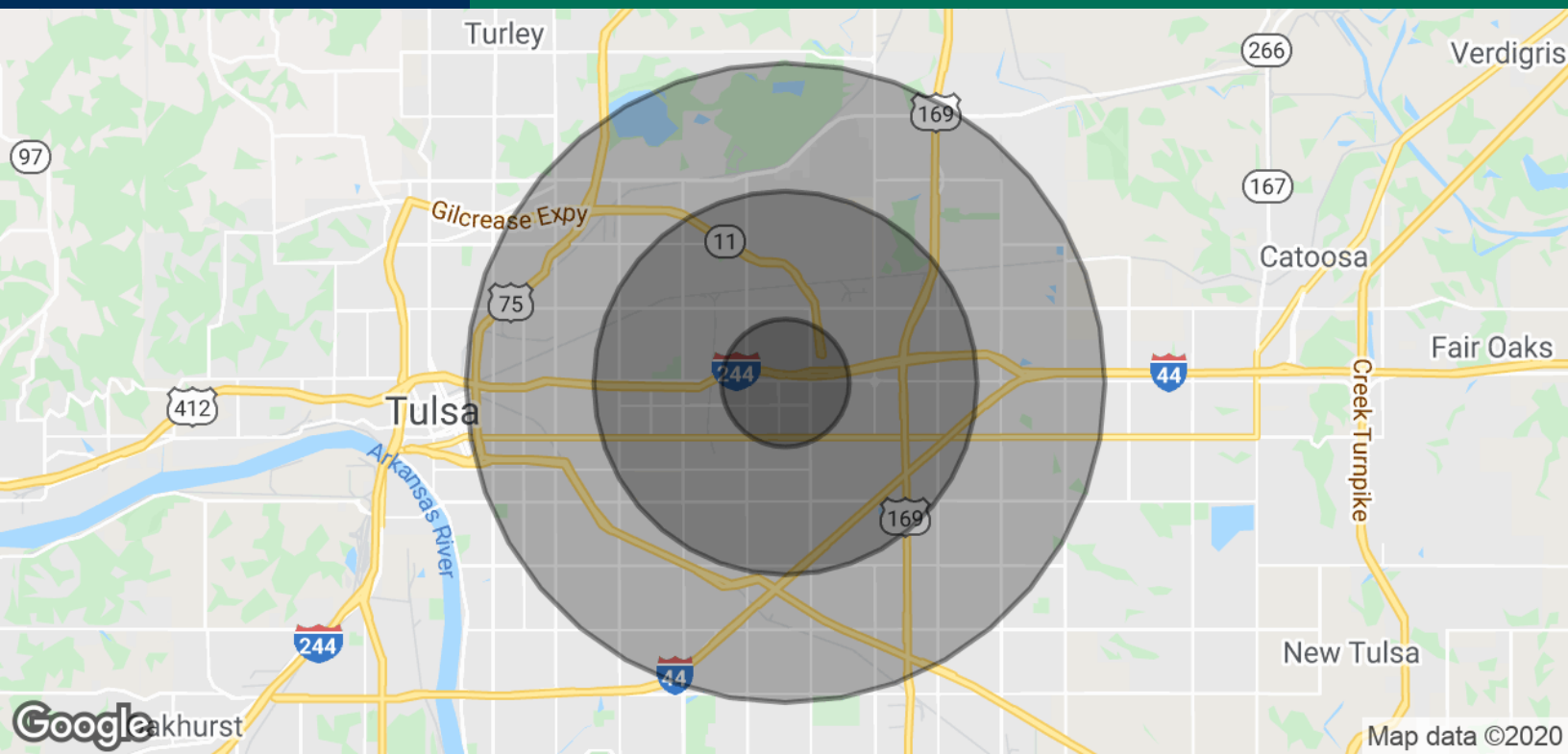
This freestanding building is being offered for sublease.

This building and parking lot are well maintained, with excellent pylon signage available.

Major retailers in the area are: Planet Fitness, Denny's, Wal-Mart SuperCenter.

PROPERTY HIGHLIGHTS

- Pylon signage available
- Two entrances
- Easy access
- Ample parking
- strong traffic counts



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	12,363	70,717	181,975
Average age	31.3	34.4	34.2
Average age (Male)	30.1	32.5	32.3
Average age (Female)	32.4	36.3	36.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	4,533	28,692	74,735
# of persons per HH	2.7	2.5	2.4
Average HH income	\$42,751	\$44,682	\$47,408
Average house value	\$77,357	\$87,738	\$118,048

* Demographic data derived from 2010 US Census

TRAFFIC COUNTS-ODOT

E Admiral Place	east/west	15,500
S Sheridan	north	19,700
S Sheridan	south	19,200