

EXECUTIVE SUMMARY



OFFERING SUMMARY

Lease Rate:	\$18 SF/yr (NNN)
Building Size:	2,000 SF
Available SF:	2,000 SF
Number of Units:	2

PROPERTY OVERVIEW

Suite B is ideal for a general medical practice with 4 private exam rooms, an executive office and nursing stations. Shared spaces with the adjacent suite include a break room and waiting area.

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NICK GRAY

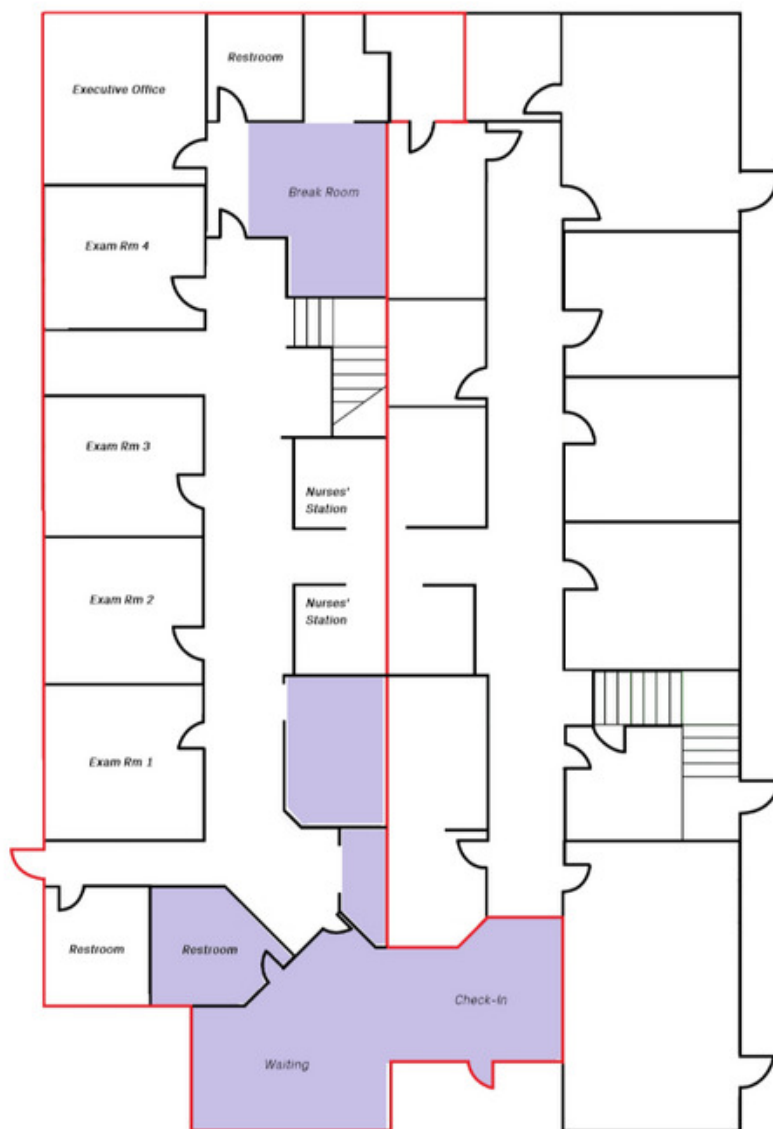
ADDITIONAL PHOTOS



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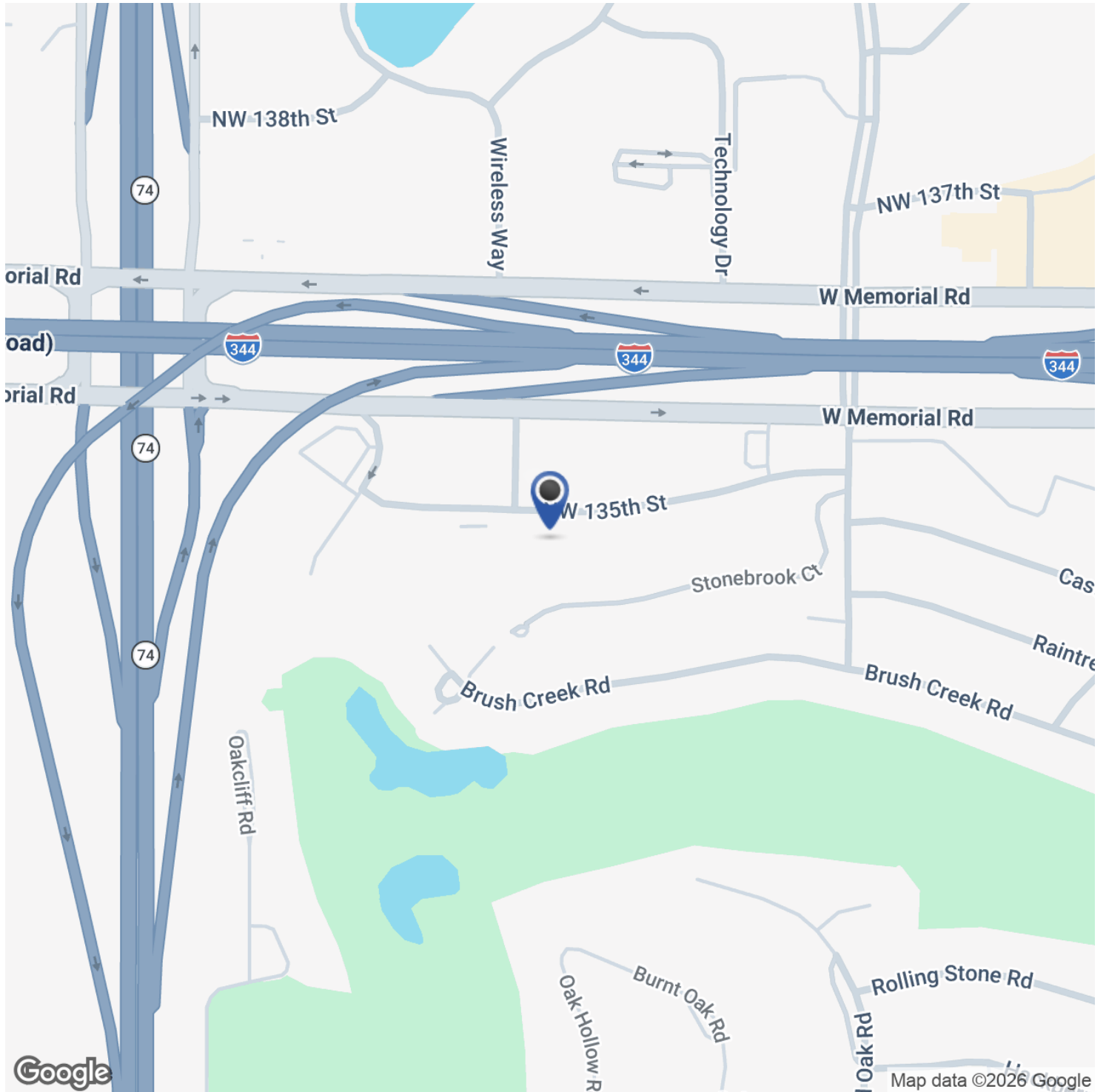
ADDITIONAL PHOTOS

Suite B - 2,000 SF



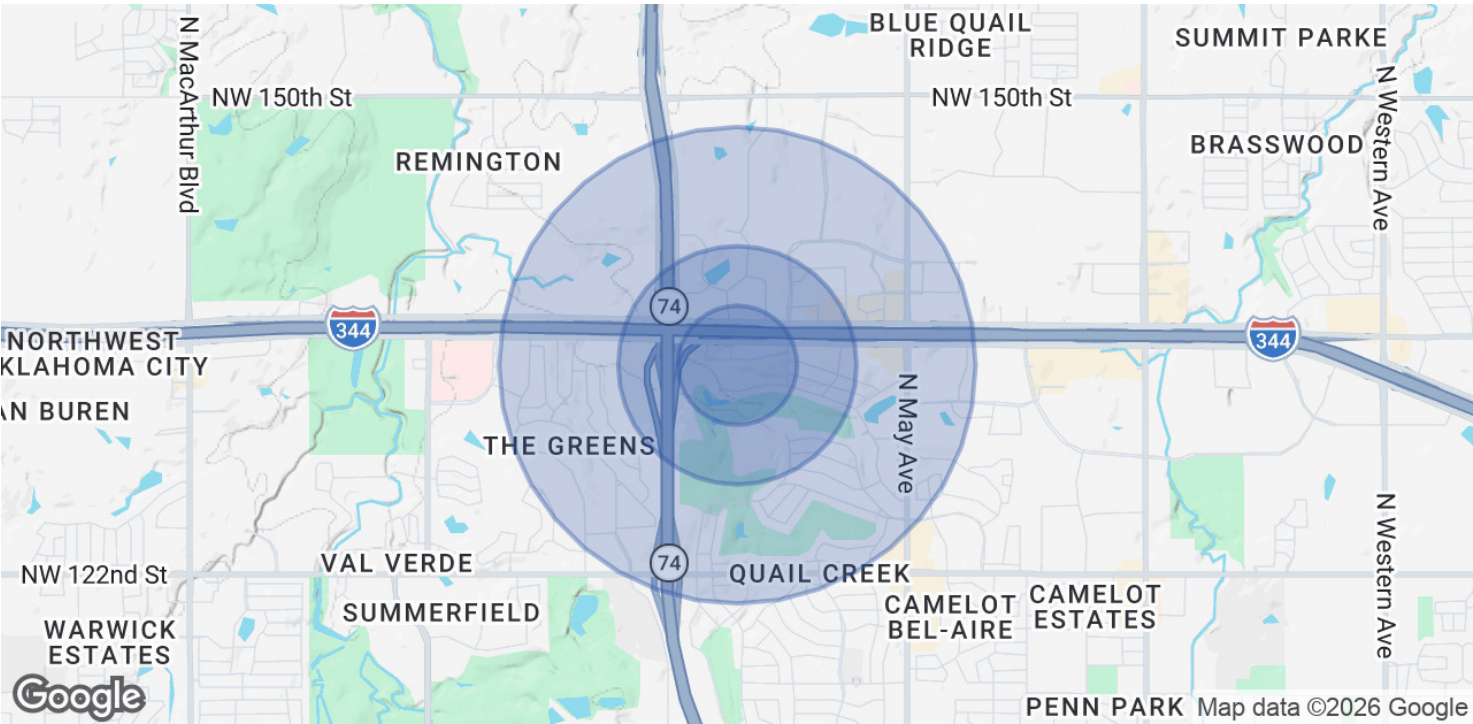
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LOCATION MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	266	1,127	5,321
Average Age	42.2	43.2	41.3
Average Age (Male)	37.5	40.8	38.9
Average Age (Female)	45.1	44.3	41.8

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	108	510	2,782
# of Persons per HH	2.5	2.2	1.9
Average HH Income	\$175,646	\$141,411	\$98,984
Average House Value	\$454,461	\$385,333	\$259,489

2020 American Community Survey (ACS)

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