

PROPERTY SUMMARY



PROPERTY DESCRIPTION

This modern retail building offers two available spaces in a high-traffic, easily accessible location with ample parking and excellent visibility. The 1,855 SF inline space is clean, built-out, and well-suited for a variety of retail or service uses. With strong co-tenancy and a well-maintained site layout, the center provides a strategic location for businesses seeking to establish or expand in a vibrant trade area.

PROPERTY HIGHLIGHTS

- 1,855 SF inline space
- Strong visibility and signage opportunities
- Ample parking with easy ingress/egress on a busy retail corridor

OFFERING SUMMARY

Lease Rate:	\$18.00 SF/yr
NNN Rate	\$4.25/yr
Number of Units:	4
Available SF:	1,855 SF
Building Size:	10,268 SF

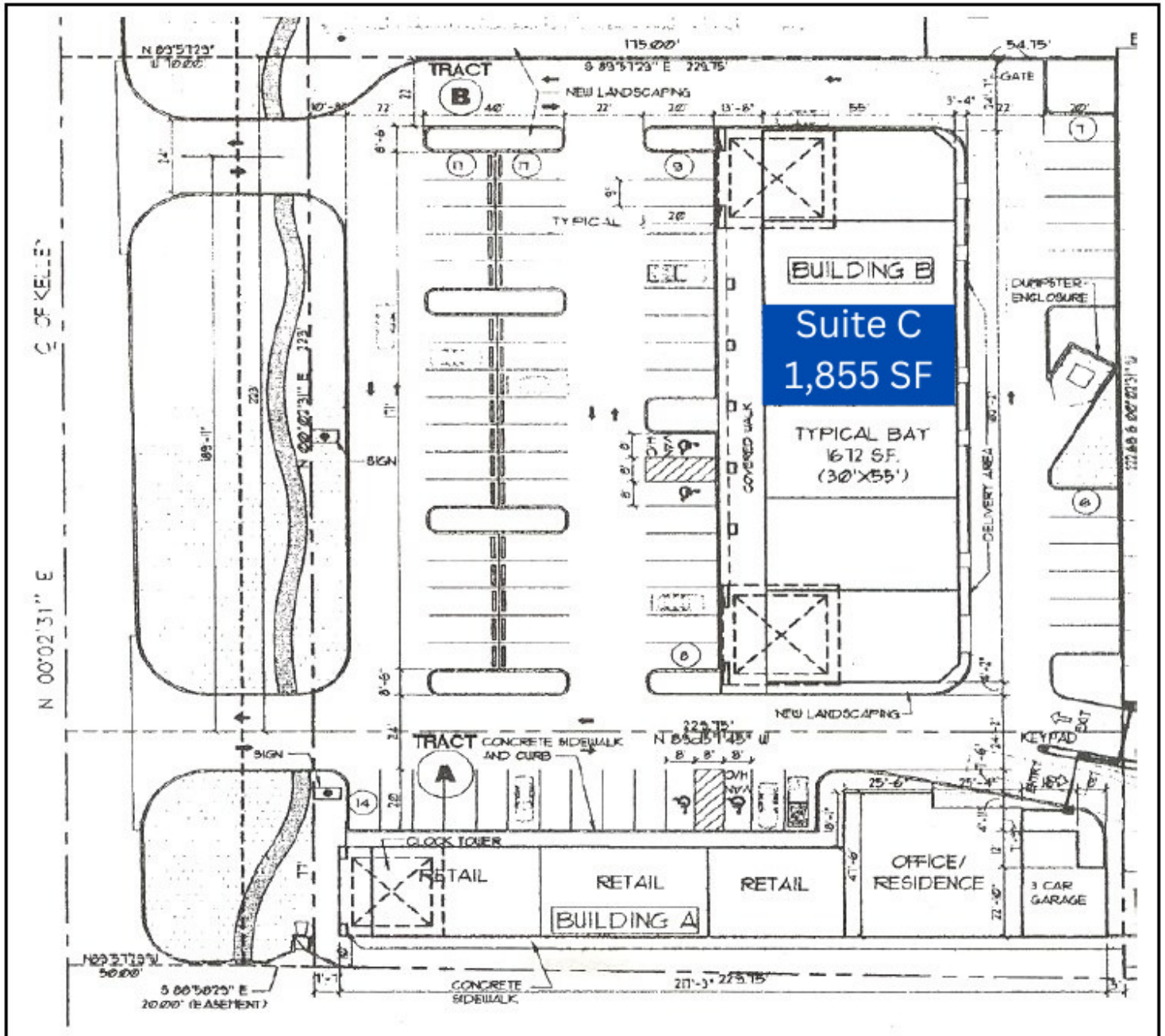
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	4,223	30,021	60,620
Total Population	10,643	77,898	160,145
Average HH Income	\$85,169	\$121,963	\$134,781

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SITE PLANS



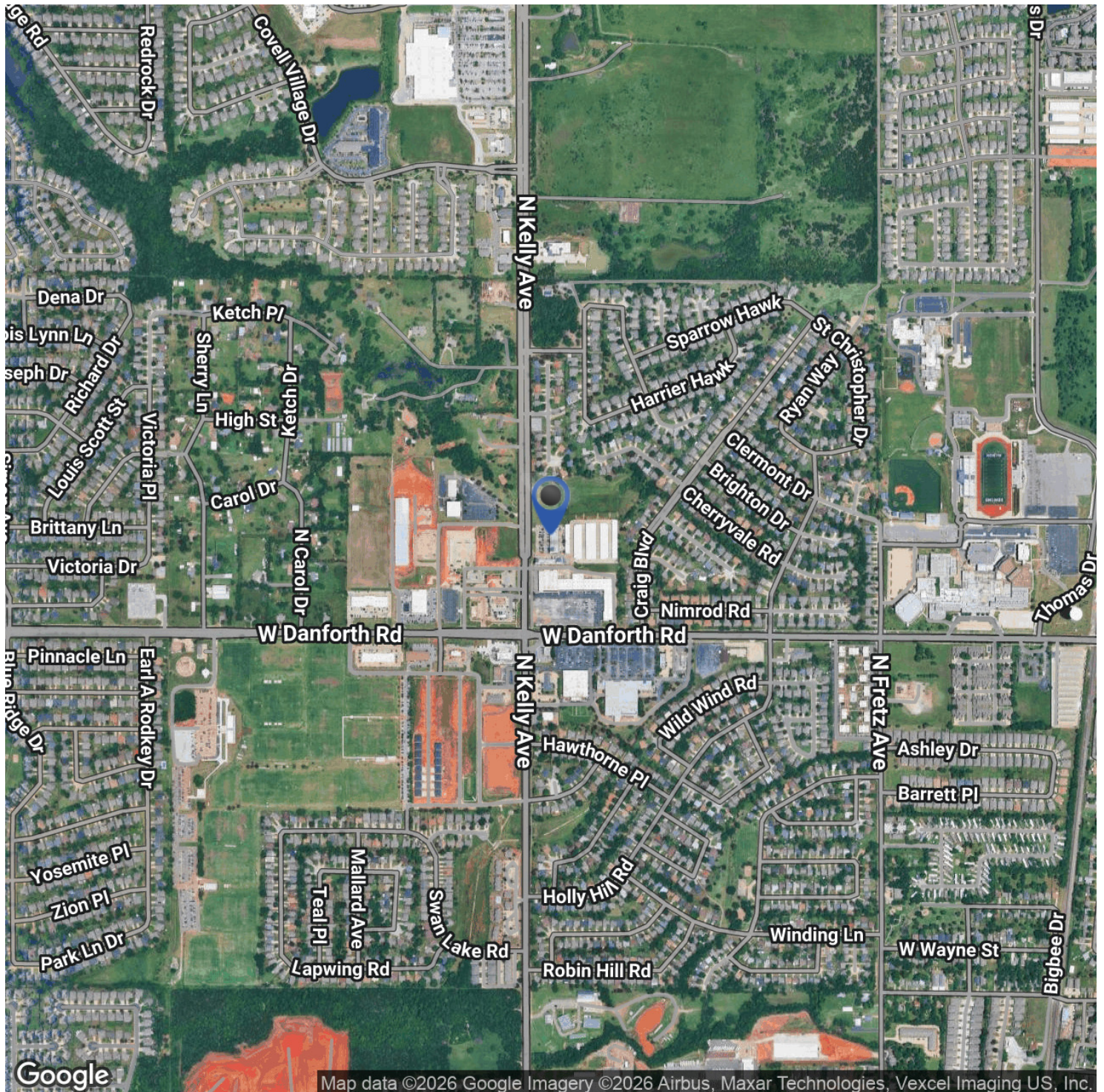
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1444 N KELLY AVE
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LOCATION MAP

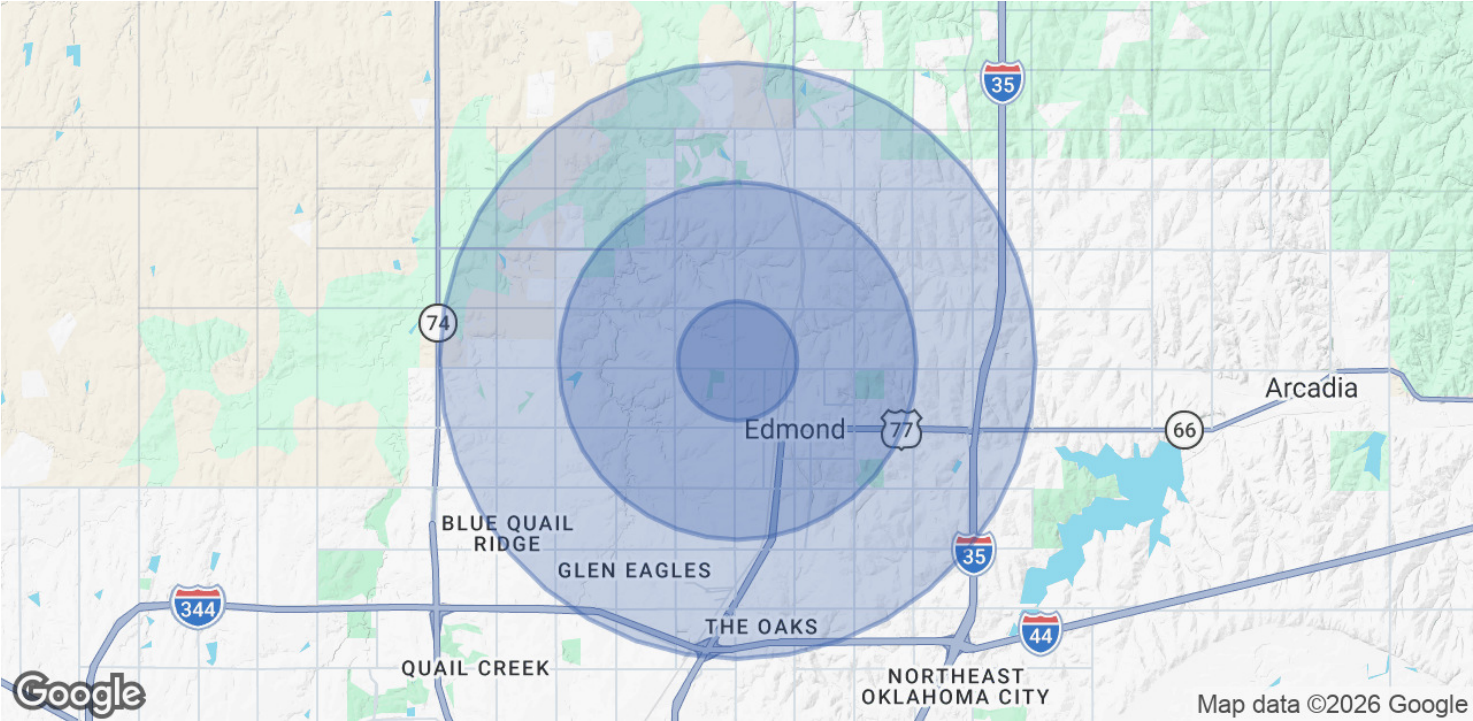


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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,643	77,898	160,145
Average Age	37	38	38
Average Age (Male)	35	37	37
Average Age (Female)	38	40	39

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,223	30,021	60,620
# of Persons per HH	2.5	2.6	2.6
Average HH Income	\$85,169	\$121,963	\$134,781
Average House Value	\$256,326	\$332,623	\$365,808

2020 American Community Survey (ACS)