

INVESTMENT SALE OR OWNER/USER BUILDING



Property Highlights

- Available: 102,333 Square Feet (as per county records)
- Land: 8.85 Acres
- Potential to create new pad parcel
- Construction Type: Concrete Tilt Up
- Year Built: 2006
- Ceiling Clearance: 20' Clear
- Fire Suppression: ESFR
- Loading Doors: 4 Grade Level, 4 Dock High
- Zoning: C-2 (Retail Commercial)
- Property Uses: Retail, Industrial, Research & Development, Office
- Lease Rate: \$0.40 SF, NNN
- Call for pricing!

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Demographics

	1 Mile	3 Mile	5 Mile
Population			
2016 Estimated Population	9,029	43,470	92,226
2021 Projected Population	9,891	46,681	100,024
Households			
2016 Estimated Households	3,085	14,606	29,948
2021 Projected Households	3,388	15,693	32,504
2016 Est. Median HH Income	\$78,260	\$71,052	\$75,906
2016 Est. Average HH Income	\$90,958	\$88,157	\$92,553
2016 Est. Per Capita HH Income	\$30,860	\$29,831	\$30,420

Source: U.S. Census Bureau, Census 2010 Data. Esri forecasts for 2016 and 2021.

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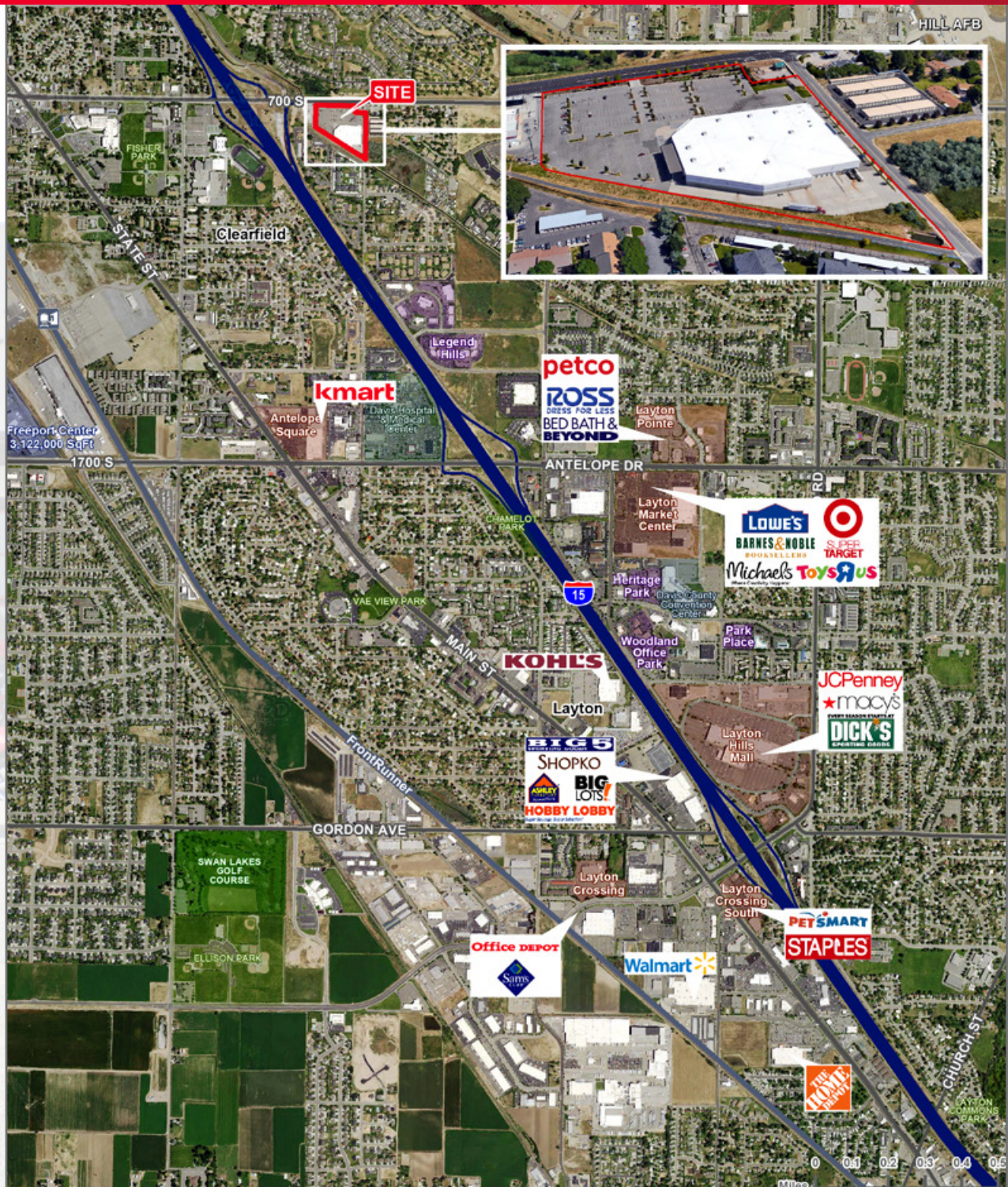
**CUSHMAN &
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Commerce



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FOR SALE OR LEASE

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