



PRIME OFFICE LOCATION OR REDEVELOPMENT SITE!

\$266,000

- Available **Immediately**
- Existing $\pm 5,599$ SQFT Office Environment Along Main Thoroughfare
- AADT $\pm 15,000$ VPD
- Potential Redevelopment Site
- Open Concept and Private Offices with Conference Rooms,
- 30+ Parking Spaces
- Priced to Sell As-Is



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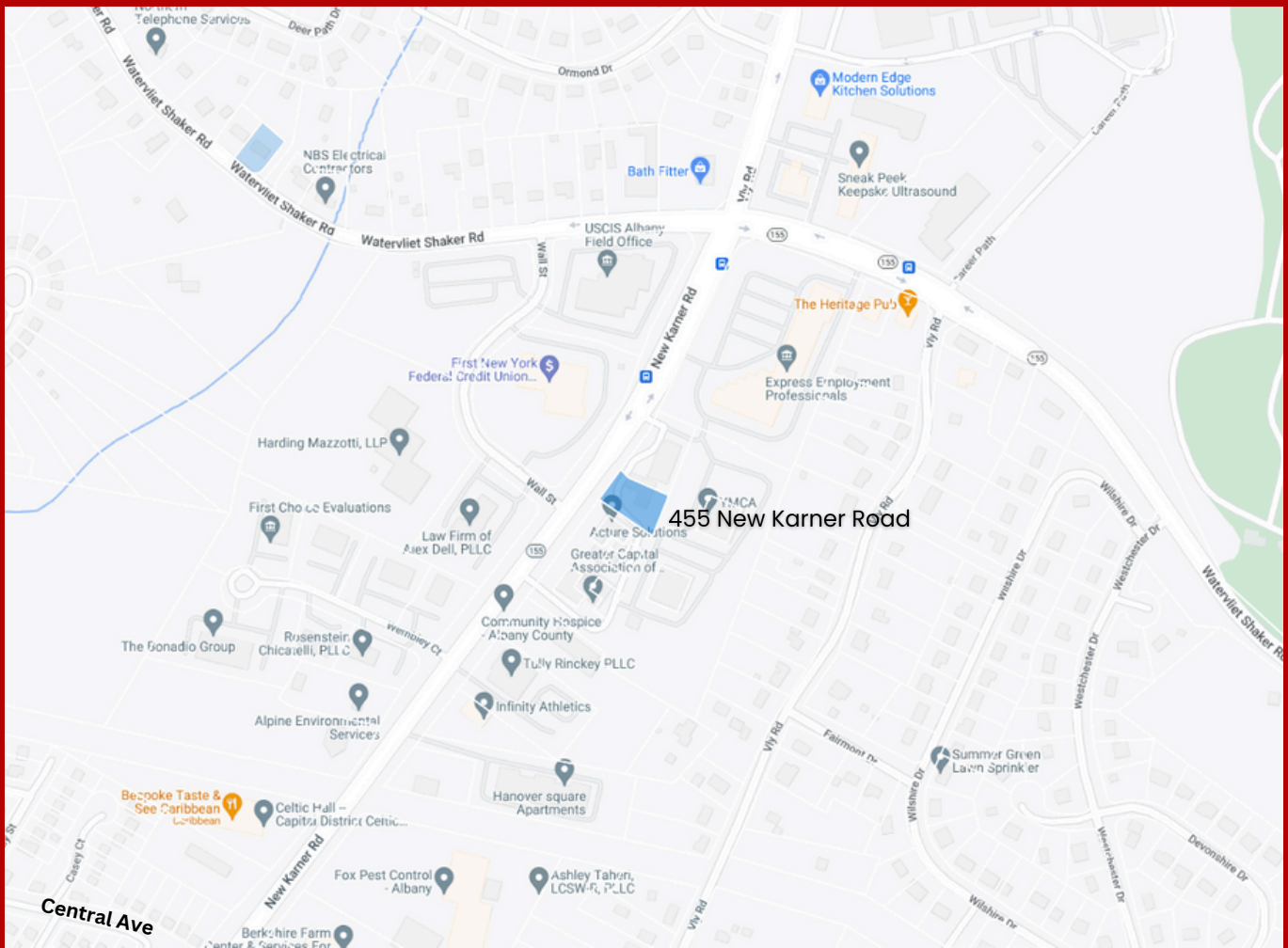
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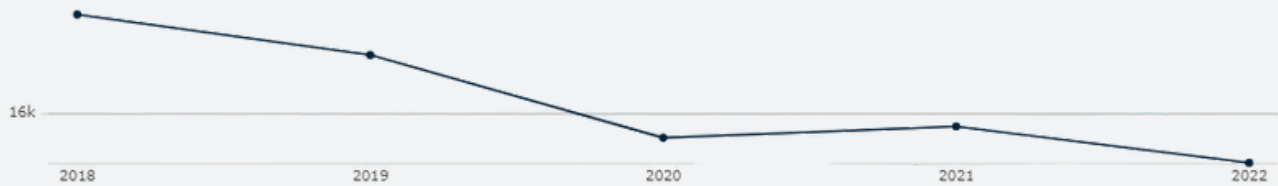
Each Office Independently Owned & Operated



Population

15.2k

↓ -3% Compared to 15.8k in 2021
↓ -12% Compared to 17.4k in 2018

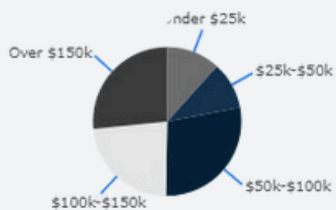


Household Income

\$99.4k
Median Income

\$100k
2028 Estimate

↑ 1%
Growth Rate

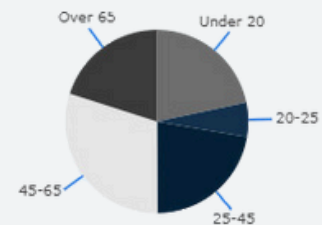


Age Demographics

46
Median Age

47
2028 Estimate

↑ 1%
Growth Rate



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Each Office Independently Owned & Operated



COMMERCIAL



PROPERTY OVERVIEW

Highly visible existing office environment for sale with healthy mix of open concept and private office layout. Two existing conference rooms for meetings, ample storage, bathrooms and over 30 dedicated parking spaces. Updated Kitchens in two separate locations within the office.. Zoned Office Residential District making redevelopment of the site through a wide range of uses achievable. High AADT at \pm 15,000 vpd and 105 ft of frontage. Minutes from Central Ave and surrounded by residential neighborhoods. Reach out today to schedule a showing!



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