

FOR SALE OR FOR LEASE

- Square footage- 6,230/SF
- 3 Stories
- Easy access to Hwy 280 via Pump House or Summit Boulevard
- Current owner has outgrown the building
- Open floor plan with perimeter offices along windows and meeting spaces

SALE PRICE: \$795,000
LEASE PRICE: \$18 NET



DEMOGRAPHICS:

POPULATION

1 mile **6,358**
3 miles **36,984**
5 miles **141,482**

TRAFFIC COUNTS

approx **6,000+** cars/day
at the site
(approx **96,000+** cars/day on I-459)

AVERAGE HOUSEHOLD INCOME

1 mile **\$89,908**
3 miles **\$121,689**
5 miles **\$109,473**

DAYTIME BUSINESS POPULATION

1 mile **6,344**
3 miles **39,736**
5 miles **110,752**

