

## REDUCED PRICE: OFFICE SPACE FOR SALE

- 3,442 SF Single Story Free Standing Office Building
- Ideal Owner/User Opportunity
- Month to Month Tenant in Place
- Built in 1961 on Roughly 0.31 Acres.
- Surface and Nearby Street Parking
- Zoned: EMOI
- Available with 30 Day Notice
- **Reduced Asking Price: \$340,000**



### DEMOGRAPHICS:

#### POPULATION

1 mile	<b>7,561</b>
3 miles	<b>34,907</b>
5 miles	<b>83,812</b>

#### DAYTIME BUSINESS POPULATION

1 mile	<b>4,321</b>
3 miles	<b>14,755</b>
5 miles	<b>36,434</b>

#### TRAFFIC COUNTS

*+/-7,000 vehicles/day on Mellonville Ave.*

#### AVERAGE HH INCOME

1 mile	<b>\$53,386</b>
3 miles	<b>\$47,930</b>
5 miles	<b>\$56,362</b>

