



FOR LEASE - CBD

CALL FOR PRICING

1st Floor: 6,385 sf
 Mezzanine: 2,748 sf
 2nd Floor: 6,126 sf
 3rd floor: 6,126 sf
 TOTAL: 21,385 sf

- 6,126 - 21,385 / sf
- Ideal for Office / Retail
- Zoned B-4 (CBD)
- Heart of the CBD
- High foot traffic area
- Parking: City deck on 4th Ave;
Surface parking across 20th St



DEMOGRAPHICS:

DAYTIME BUSINESS POPULATION

1 mile	45,198
3 miles	125,809
5 miles	195,402

AVERAGE HOUSEHOLD INCOME

1 mile	\$45,608
3 miles	\$53,640
5 miles	\$61,698

POPULATION

1 mile	6,567
3 miles	77,685
5 miles	176,093

TRAFFIC COUNT

over **162,000 + cars/day**
on 1-20



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