



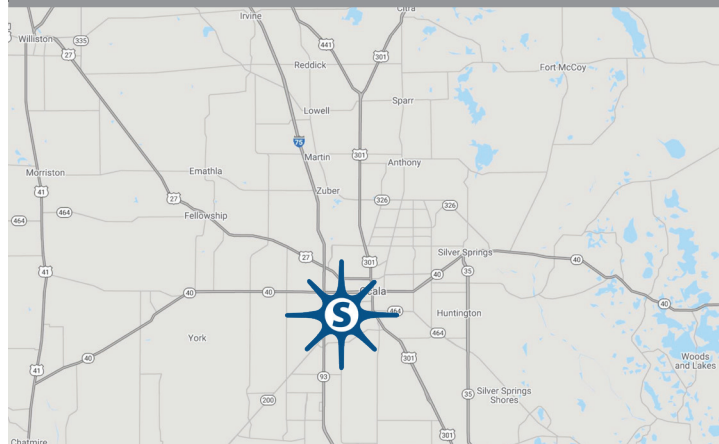
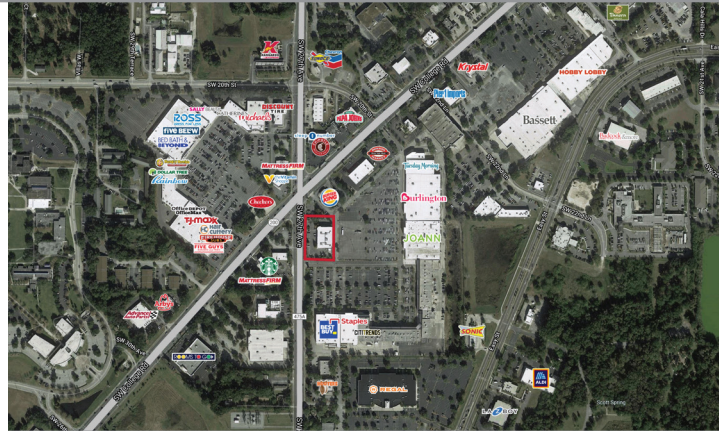
property features and lease information

- rentable square feet: 13,013 sf
- annual rent: \$598,078.32
- lease structure: absolute NNN
- expiration date: July 2034
- options: 10 five-year lease extension options
- in-place debt: property will be delivered free-and-clear at closing
- rent holiday: three-year credit paid at closing

demographics

	1 mile	3 miles	5 miles
population	5,507	33,643	77,511
households	2,207	13,128	31,948
avg. household income	\$78,045	\$82,014	\$91,654
daytime population	10,964	49,526	88,224

2023 estimates. Source: Applied Geographic Solutions 4/2023, TIGER Geography



for sale \$12,591,122 cap rate 4.75%

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