



## FOR LEASE

### HIGHLIGHTS:

- 1,200 SF move-in ready professional office suite
- Excellent visibility on Two Notch Rd
- Heavily traveled retail corridor with more than 33,800 vehicles passing per day
- 4 offices, 1 conference room, 2 restrooms, reception area, and a kitchen (all furnishings are optional)
- Monument signage may be available
- Ample surface parking in front and in rear

**LEASE RATE: \$16/SF MG**



## DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
<b>TOTAL POPULATION:</b>	4,641	52,510	104,423
<b>TOTAL HOUSEHOLDS:</b>	1,870	21,594	40,353
<b>MEDIAN HH INCOME:</b>	\$64,655	\$57,355	\$58,085