



FOR LEASE

- Move-in ready freestanding office building
- Ample parking
- Monument signage available
- New Mungo home development next door bringing 223 new homes to the area
- Perfect office building for a variety of professional uses
- The building is currently subdivided into three private office suites which can be leased individually or the entire building can be leased to one user

LEASE RATE:

- 966 SF Private Office Suite: \$605/month + Electric
- 2,900 SF Building: \$1,500/month + Electric



DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
TOTAL POPULATION:	1,501	10,348	30,335
TOTAL HOUSEHOLDS:	531	3,683	11,179
MEDIAN HH INCOME:	\$41,284	\$42,890	\$43,783