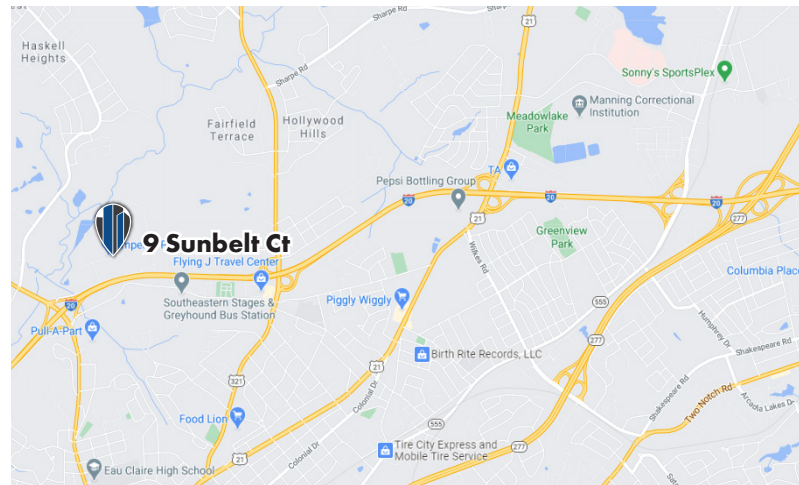




## FOR LEASE

- 1 AC of land available for lease
- ±2,000 SF office building on site, badly flooded in 2015
- Conveniently located off of I-20, and within 5 miles of I-77 and I-26
- Over 11,000 VPD on Monticello Rd and 97,000 VPD on I-20
- Zoning M-1 Industrial
- Surrounded by many industrial, professional, and wholesale businesses within 1 mile radius
- Excellent opportunity for landscaping service, construction service, or vehicle/equipment storage

**LEASE RATE: \$1,000/month AS-IS**



## DEMOGRAPHICS

|                          | 1 MILE   | 3 MILE   | 5 MILE   |
|--------------------------|----------|----------|----------|
| <b>TOTAL POPULATION:</b> | 1,615    | 39,403   | 120,292  |
| <b>TOTAL HOUSEHOLDS:</b> | 646      | 15,349   | 48,601   |
| <b>MEDIAN HH INCOME:</b> | \$26,964 | \$31,138 | \$37,405 |