

## LEASE RATE: \$13.00 PSF

LAND SIZE: .45± ACRES

BUILDING SIZE: 5,358±SF

AVAILABLE SPACE: SUITE 7007 - 1,305±SF

**ZONING:** O-1: OFFICE DISTRICT

PARKING: ON-SITE

## LOCATION:

• 0.4 MILE FROM VAUGHN RD.

• 0.7 MILE FROM TAYLOR RD.

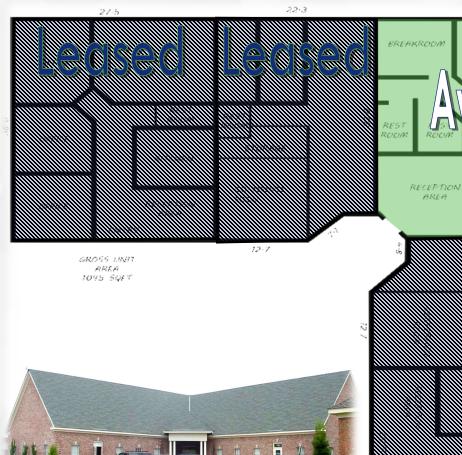
RESEPTION AREA

■ TRAFFIC COUNTS OF 28,450 ± AADT

OWNER PAYS WATER, HVAC MAINTANACE & REPAIRS

LEASE TERMS 36 MONTHS

Demographics	1 Mile	3 Mile	5 Miles
Average Population	7,839	39,853	97,949
Average Household #	3,530	1 <i>7</i> ,269	40,550
Average HH Income	\$120,033	\$95,155	\$77,171



**COMMERCIAL REAL ESTATE EXPERTS** 

7003-7007 Fulton Ct.

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