



## OFFICE BUILDING FOR LEASE

### PROPERTY OVERVIEW

NNN lease with \$12.00 SF base rent and \$2.10 NNN charges. Tenant is responsible for their own utilities.

229

**EAST HOWE STREET**

ALCOA, TN

**Andrew Wilmoth**

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Platinum member



### OFFERING SUMMARY

Available SF: 6,000 - 8,222 SF

Lease Rate: \$6.00 - 12.00 SF/yr (NNN)

Lot Size: 7.98 Acres

Building Size: 42,939

Zoning: E-General Business

### PROPERTY OVERVIEW

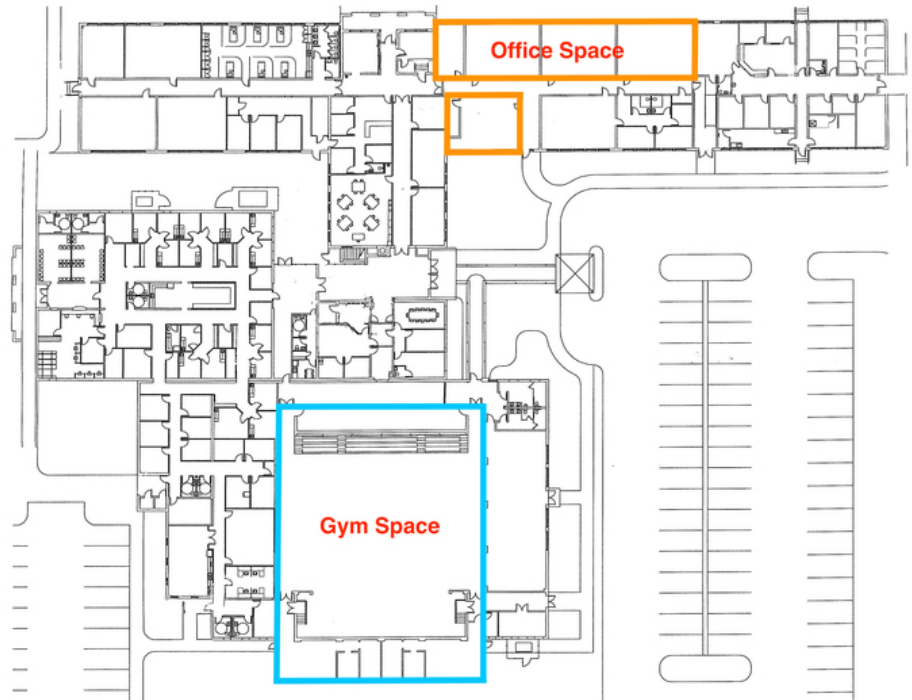
Triple net lease with base rent \$12.00 SF and CAM \$2.10. Tenant is responsible for his own utilities.

### AVAILABLE SPACES

SPACE	LEASE RATE	SIZE (SF)
Unfinished office suite	\$12.00 SF/yr	6,000 SF
City Center Gym	\$6.00 SF/yr	8,222 SF

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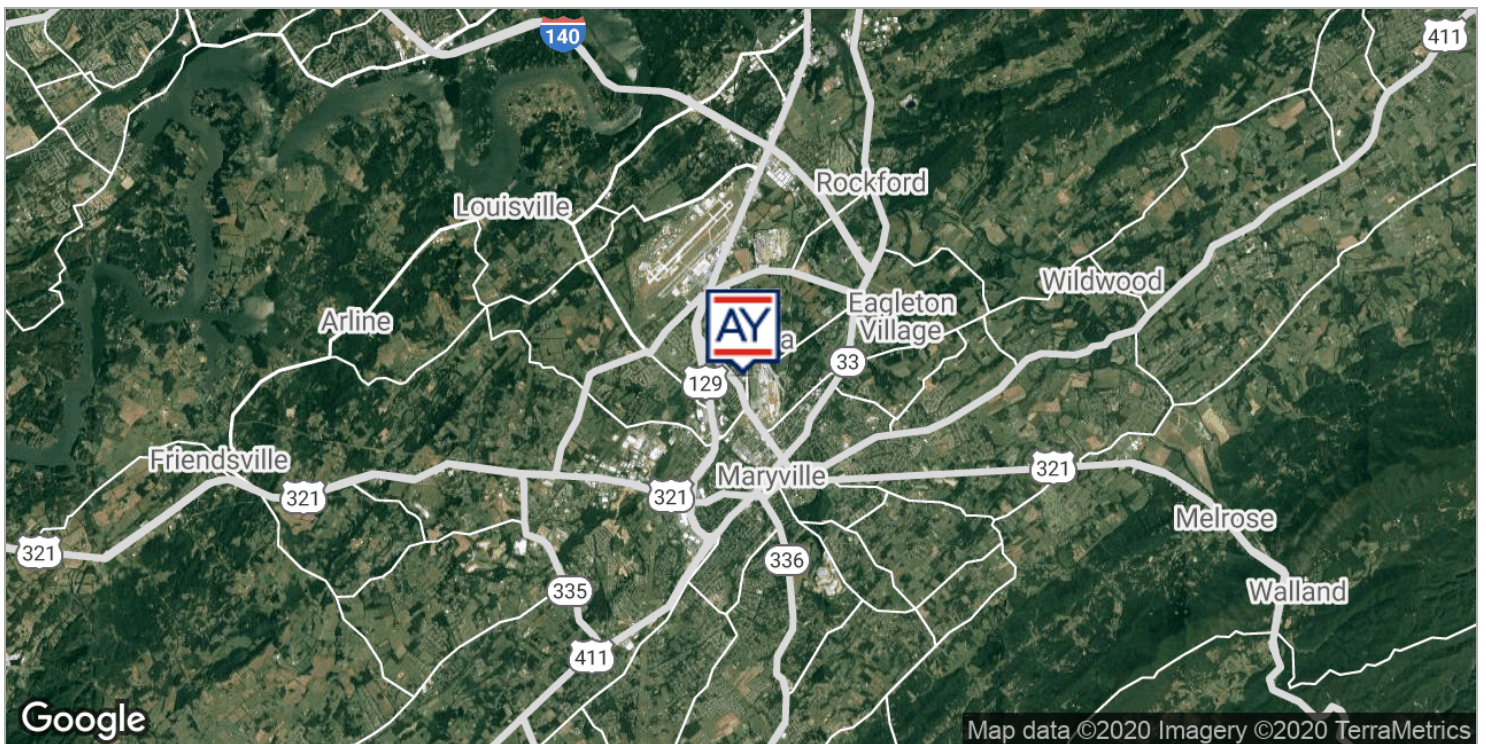
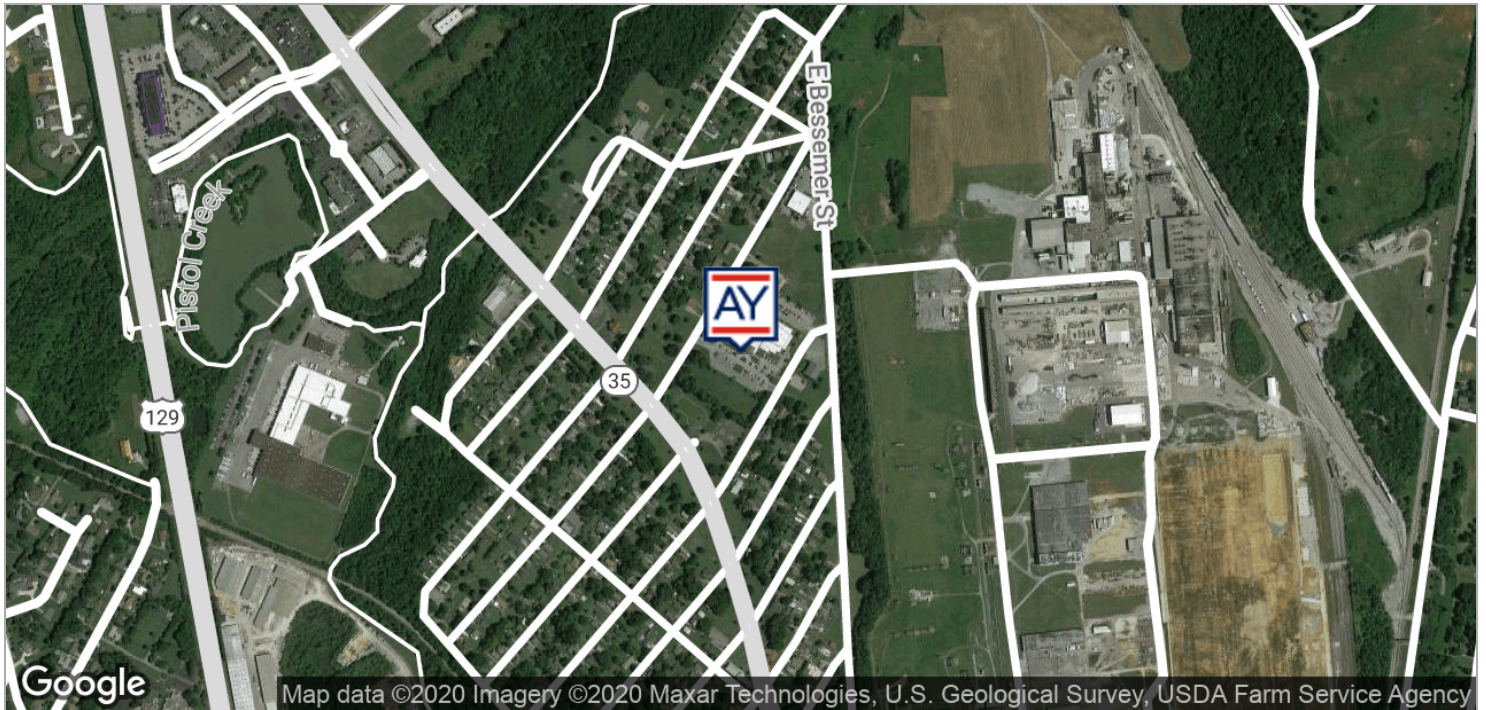
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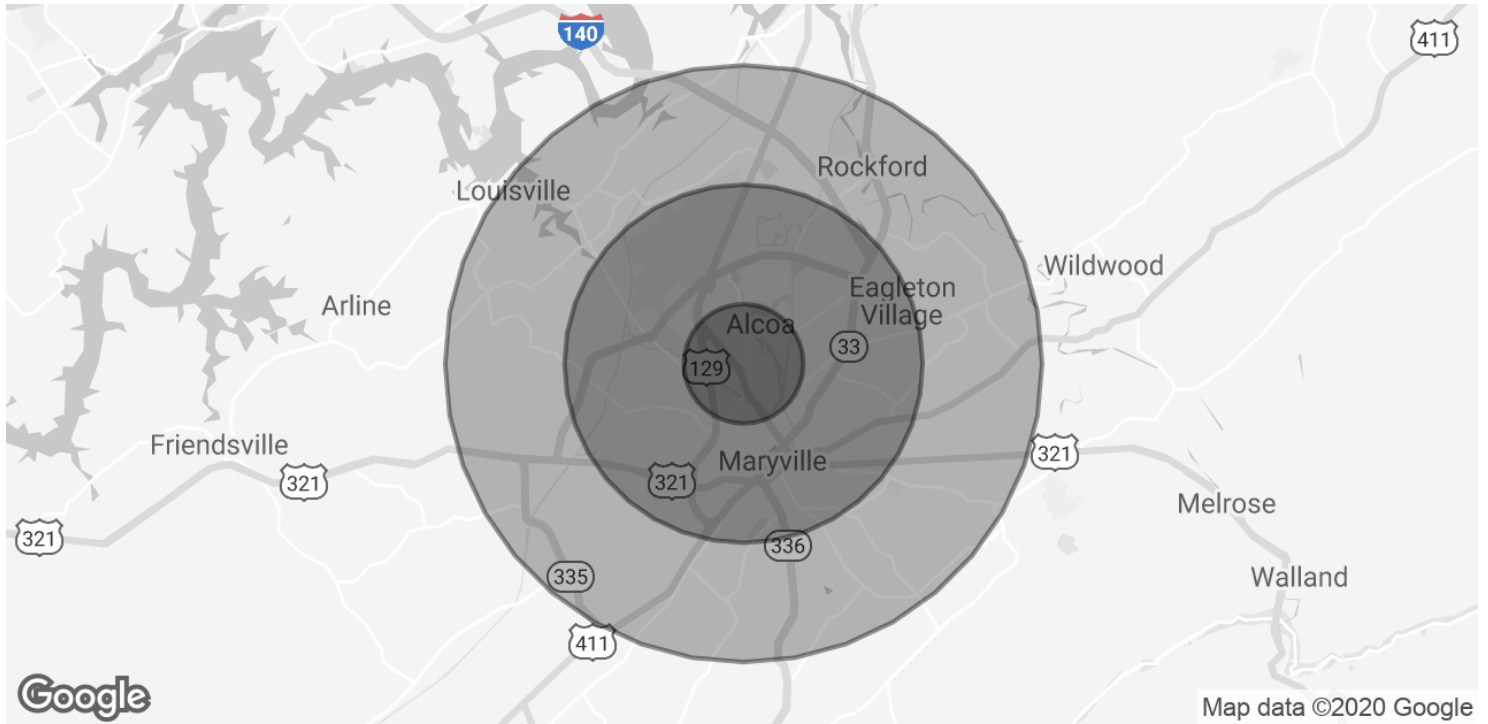
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	2,855	30,864	63,809
Average age	35.5	36.5	38.6
Average age (Male)	34.1	34.8	37.1
Average age (Female)	37.7	38.5	40.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,089	12,466	25,752
# of persons per HH	2.6	2.5	2.5
Average HH income	\$48,197	\$49,660	\$57,172
Average house value	\$160,426	\$156,801	\$166,385

\*Demographic data derived from 2010 US Census

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