

## FOR SALE AND LEASE

### PROPERTY SUMMARY

This 7,943 SF office building currently has one suite available for lease. Suite A, consisting of approximately 5,393 SF, has a number of individual offices and two conference rooms that make it well-suited for a number of professional office uses. Suite B is currently occupied by a medical user. Site has 24 parking spaces.

The property is conveniently located just west of I-65, and is very close to shopping, restaurants, and other amenities at the major intersection of Airport Boulevard and Azalea Road/McGregor Avenue.

### GLA

- 7,943 ± SF

### SALE PRICE

- \$350,000

### AVAILABLE

- Suite A: 5,393 ± SF

### LEASE RATE

- \$9.00 PSF Annually Modified Gross; Tenant pays electricity, gas, and data/phone costs

### NEARBY BUSINESSES

- Starbucks, Carrabba's Italian Grill, Red Lobster, The Fresh Market, PNC Bank, Edward Jones, Small Animal Clinic

### 2020 DEMOGRAPHICS

	3 MI	5 MI	7 MI
Population	67,181	168,567	240,271
Avg. HH Income	\$71,948	\$65,632	\$63,956

[Click here to view the video walkthrough tour.](#)



