

FOR LEASE

PROPERTY SUMMARY

This 7,943 SF office building currently has one suite available for lease. Suite I, consisting of approximately 1,650 SF is available. 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. Call Jill Meeks to schedule a showing.

GLA

- 12,155 ± SF

AVAILABLE

- Suite I: 1,650 ± SF

LEASE RATE

- \$9.00 PSF Modified Gross

TENANTS

- Addus Healthcare
- Legacy Insurance
- Zick & Associates
- Affordable Security & Protection
- Kinard Law Firm

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	66,634	169,443	238,620
Avg. HH Income	\$71,780	\$65,227	\$63,970



