

120 DEXTER AVENUE | OFFICE BUILDING FOR LEASE

EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	Subject To Offer
Lease Rate:	Negotiable
Building Size:	14,000 SF
Available SF:	14,000 SF

PROPERTY OVERVIEW

Foot traffic has continued to swell on Dexter Avenue with all the renovation of once-empty storefronts. The 120 Dexter Ave. building is perfect for office space or retail businesses. A building next door will contain retail on the first floor and loft apartments on the second and third floors. Another restaurant will be on the first floor of a building two doors away and again there will be loft apartments on the second and third floors. Such incredible opportunities on Dexter Avenue are rare and this two-story property at 120 Dexter Ave. is the dream site to relocate a business or open one. There is plenty of room for a furniture store (downtown does not have one). The first floor opens up to a gigantic multipurpose room where there is plenty of space for furniture. The front section of the building once held eight desks as well as a reception area. The first floor also held executive offices with closets and there is ample storage space. The upstairs is not developed, but could be built to suit. Two stairways make it convenient to access upstairs.

PROPERTY HIGHLIGHTS

- Great Downtown Location
- Near the Best Restaurants
- Near the State Capital

PAUL HODGES
paul.hodges@hodgeswarehouse.com
334.495.8888

**THE RIGHT PLACE.
THE RIGHT SPACE.**

*All information is from sources deemed reliable, but no warranty is made as to the accuracy thereof and same is submitted subject to errors, omissions, change of price, or other conditions, such as prior sales or withdrawal without notice by Hodges Commercial Real Estate, Inc. or the Owner.

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LOCATION MAP



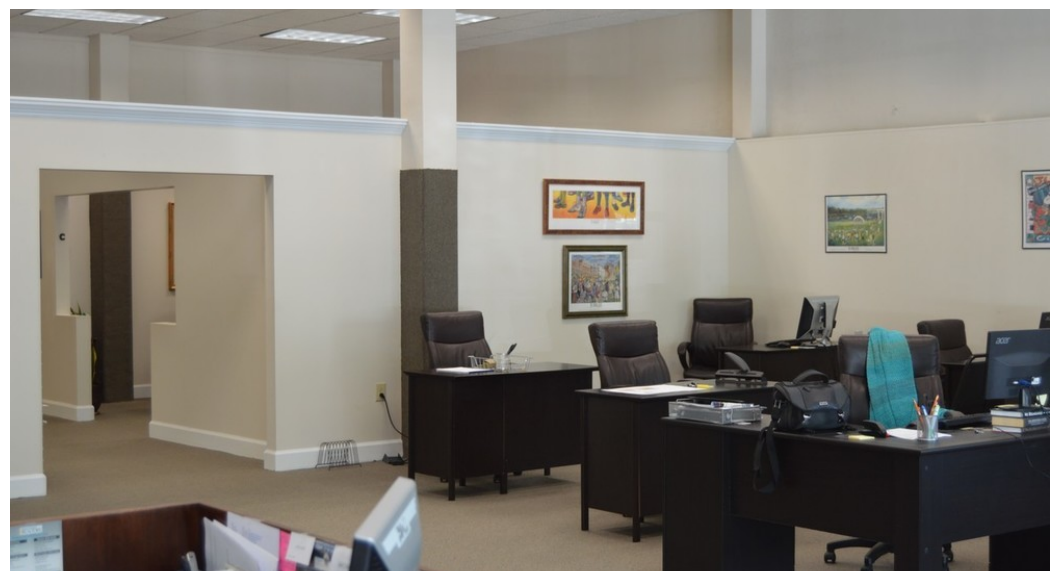
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ADDITIONAL PHOTOS



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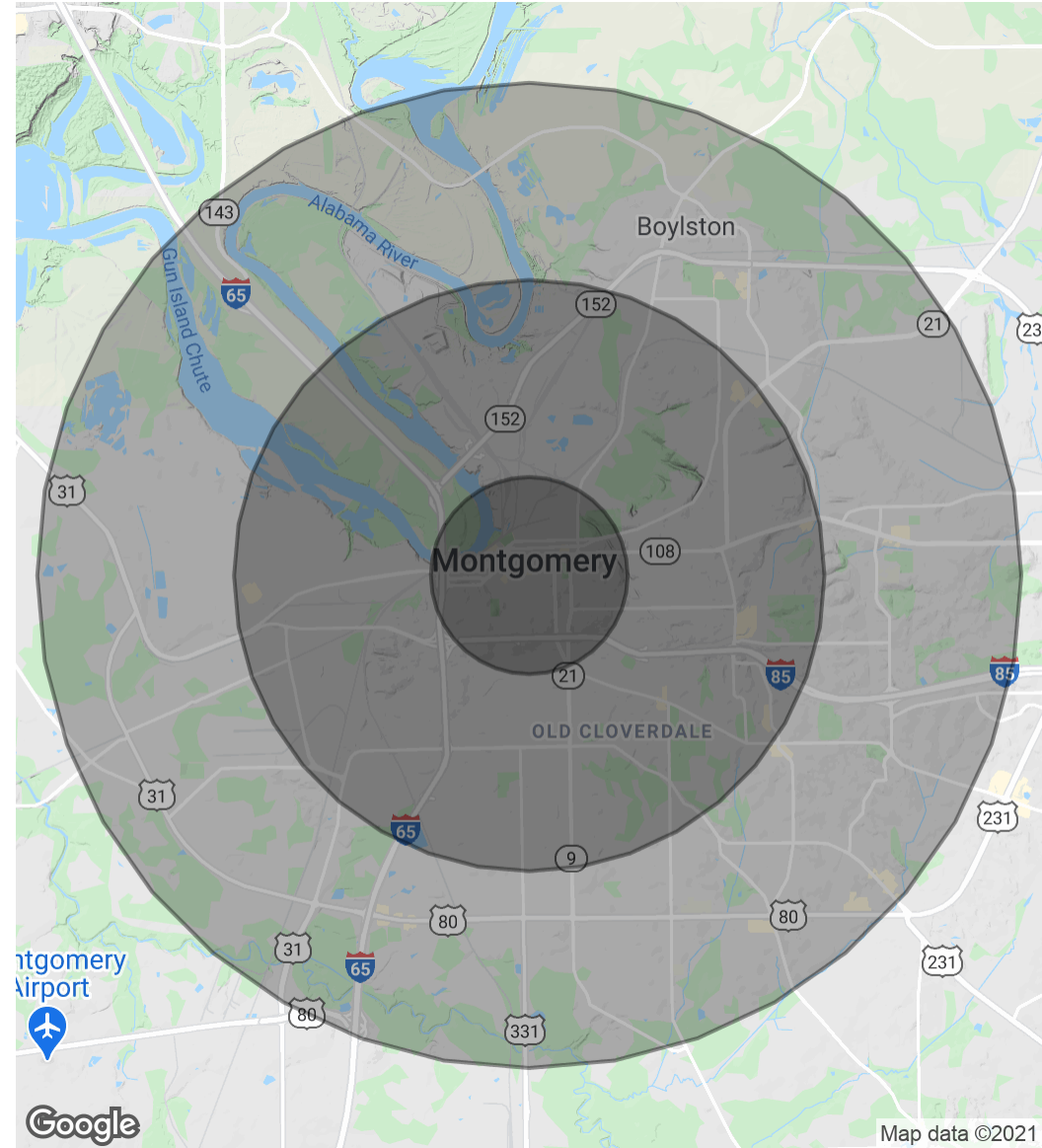
DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,522	54,914	123,897
Average age	34.3	33.9	35.2
Average age (Male)	32.4	32.1	32.6
Average age (Female)	34.9	36.1	37.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,826	20,672	46,700
# of persons per HH	3.0	2.7	2.7
Average HH income	\$25,779	\$42,555	\$50,285
Average house value		\$121,169	\$149,868

** Demographic data derived from 2010 US Census*



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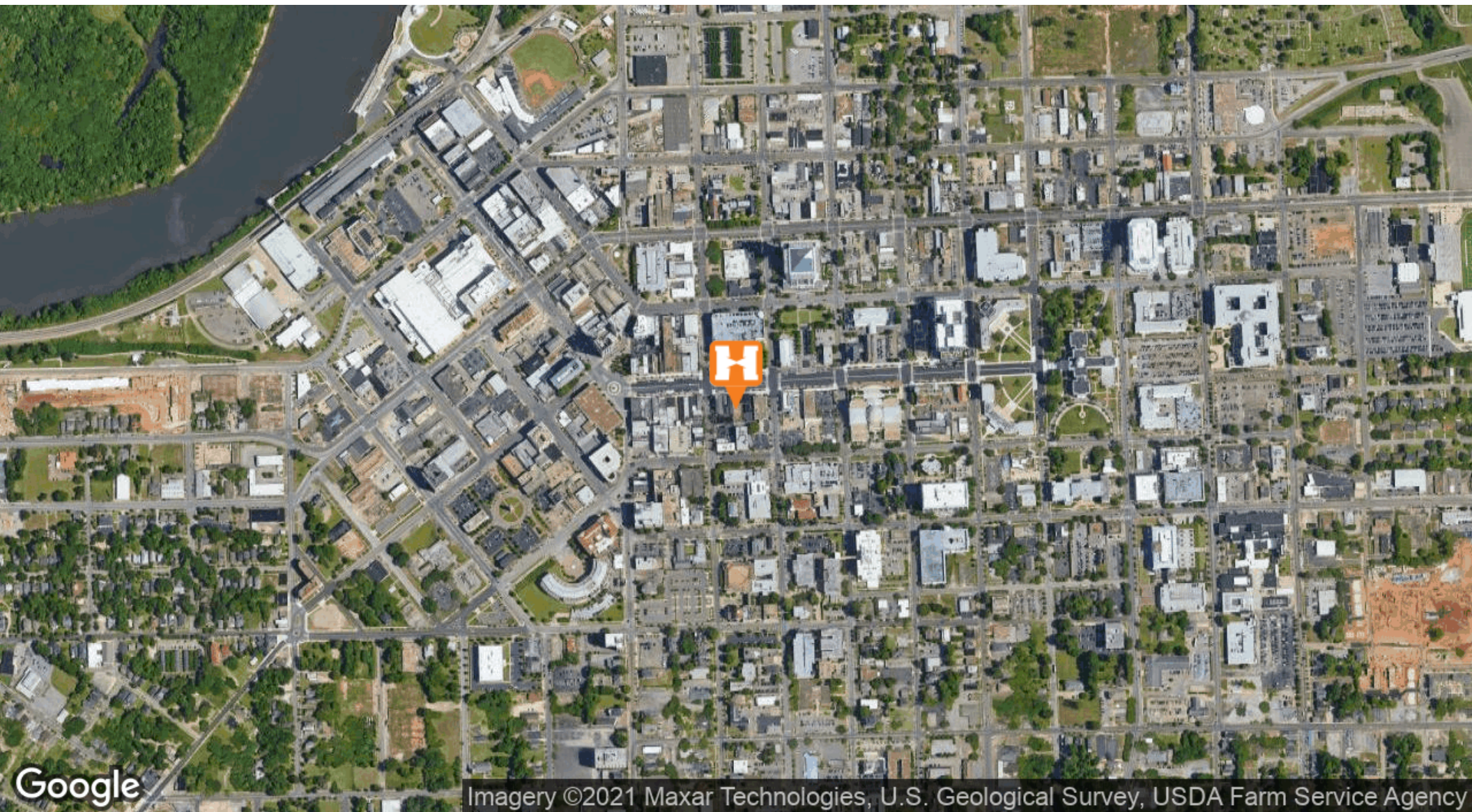
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AERIAL MAPS



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