

2,000 SF Clarendon Office/Retail



OFFERING SUMMARY

Available SF:	2,000 SF
Lease Rate:	\$35.00 SF/yr + Utilities & Janitorial
Building Size:	5,600 SF
Zoning:	C-1

PROPERTY HIGHLIGHTS

- Terrific Clarendon location
- Ground floor, handicap accessible
- 8 free parking spaces
- Seven rooms with water + bathroom and shared laundry
- Bus stop right up front
- Includes additional 200 SF basement storage
- Currently built out for a hair salon. Fixtures available



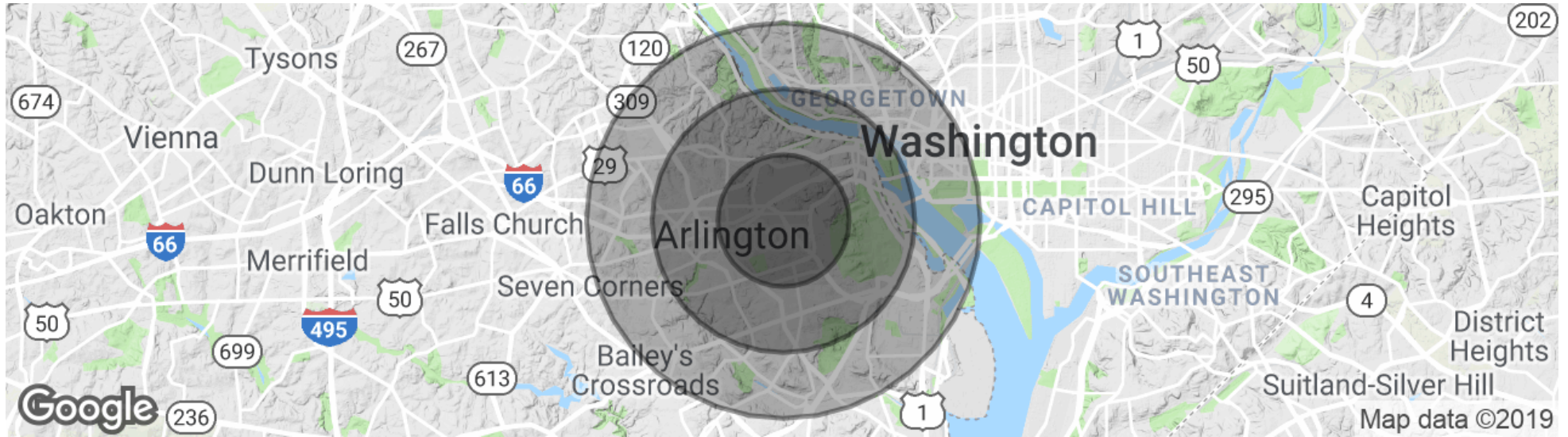


Currently built out for a hair salon. Fixtures available!



Free off-street parking for 8 cars behind the building





POPULATION

Total population
Median age
Median age (Male)
Median age (Female)

1 MILE

40,061
31.3
32.3
30.7

2 MILES

120,875
32.9
33.2
32.6

3 MILES

235,591
33.7
33.9
33.6

HOUSEHOLDS & INCOME

Total households
of persons per HH
Average HH income
Average house value

1 MILE

20,191
2.0
\$122,316
\$639,745

2 MILES

59,155
2.0
\$114,384
\$632,837

3 MILES

109,636
2.1
\$116,776
\$655,671

* Demographic data derived from 2010 US Census

