

FOR LEASE

PROPERTY SUMMARY

This 7,943 SF office building currently has two suites available for lease to professional office users. Suite H consists of 925 SF and is available for \$11/PSF. Suite I consists of approximately 1,900 SF, is available for \$10/PSF.

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

- 12,155 ± SF

AVAILABLE

- Suite H: 925 ± SF
- Suite I: 1,900 ± SF

LEASE RATE

- \$10.00 - \$12.00 PSF
- Modified Gross

TRAFFIC COUNT (ADT 2023)

- On Airport Boulevard: 43,385

2024 DEMOGRAPHICS

	3 MI	5 MI	7 MI
Population	69,461	169,629	236,880
Avg. HH Income	\$86,960	\$81,111	\$79,235

TENANTS

- Addus HealthCare
- Legacy Insurance Agency
- Zick & Associates
- The Kinard Law Office
- Glam Me Beauty Spa
- The Vivid Image

NEARBY BUSINESSES

- Bel Air Mall
- Starbucks
- The Fresh Market
- Red Lobster
- PNC Bank



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PROFESSIONAL OFFICE

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