



PROPERTY DESCRIPTION

Newly renovated professional services office building located directly off Roebuck Parkway at corner of Matthews Ave. Previously home to a law firm. Zoned C-C2 and permitted for Office Use. Floor plan consist of 8 offices, 4 bathrooms, 2 kitchens, 2 conference rooms, reception area, 6 cubicles, and 2 copy rooms.

PROPERTY HIGHLIGHTS

- Prime location on the Parkway
- Ample parking
- Updated Office inside and out
- High visibility with heavy traffic
- Accessible to major transportation routes

OFFERING SUMMARY

Sale Price:	\$387,000.00
Lease Rate:	\$15.50 SF/yr (MG)
Available SF:	3,568 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,690	41,393	112,239
Total Population	6,966	105,653	277,655
Average HH Income	\$70,431	\$66,053	\$92,974

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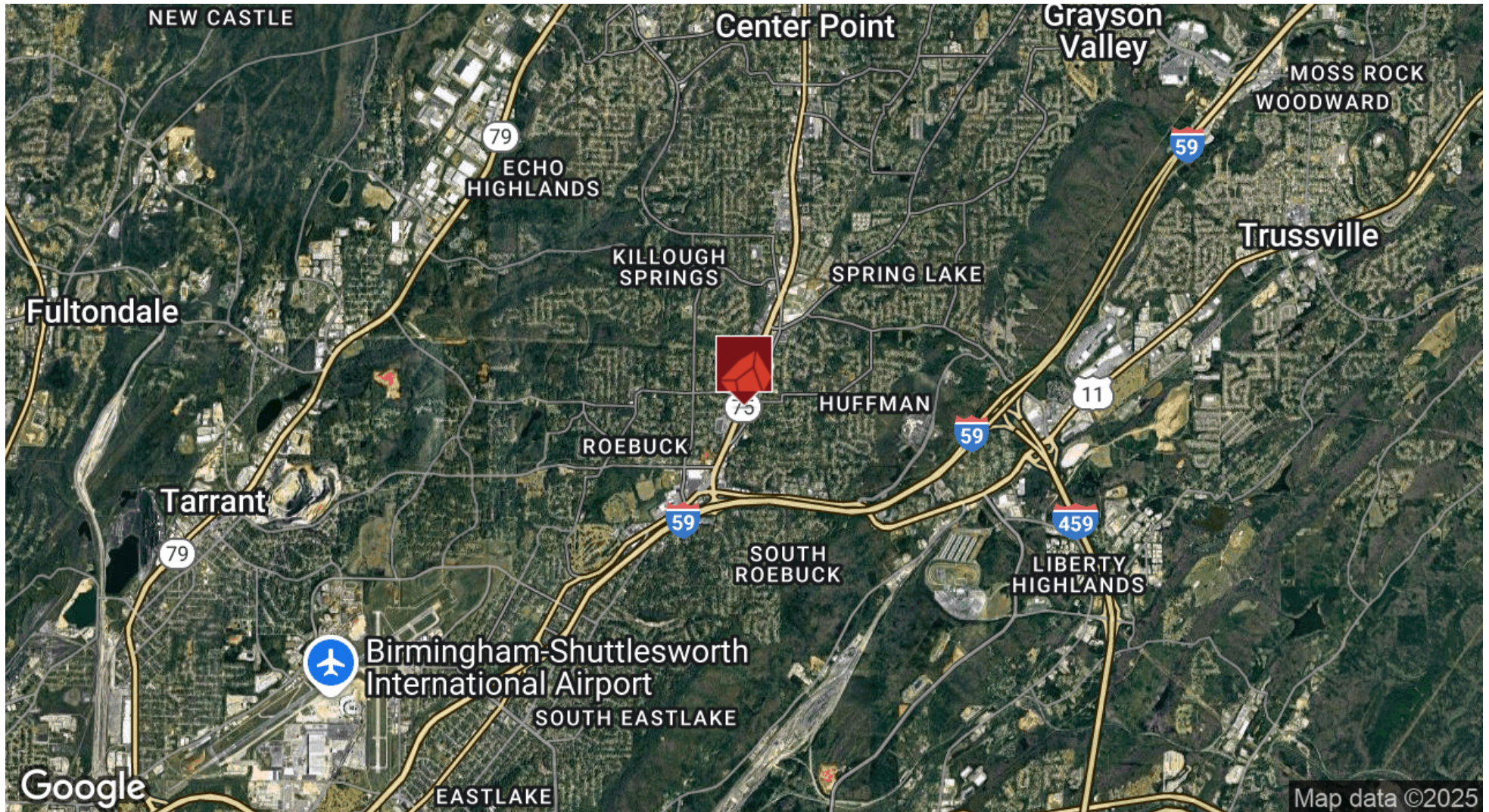
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