

# FOR LEASE

PROFESSIONAL OFFICE BUILDING

3199 M St Merced, CA 95348



## PROPERTY DESCRIPTION

Professional Office Building for Lease – North Merced

This well-maintained professional office building is ideally located in North Merced, offering excellent visibility and easy access. The property includes approximately 3,389 square feet of office space situated on a 19,951 square foot lot, making it ideal for a long-term tenant seeking a spacious and functional workspace.

Property Highlights: Approximately 3,389 sq. ft. of office space, Lot size: 19,951 sq. ft., Reception area, 5 private offices, 2 large open work areas, File room, Secretarial/work area, Break room, 2 restrooms, Supply room & storage closet, 20 off-street parking spaces, This versatile building can be customized to suit medical or professional office needs and is ideal for businesses looking for a long-term location in a growing area.

## OFFERING SUMMARY

Lease Rate:	\$2.50 per month/ Sq Ft + (NNN)
Available SF:	3,389 SF
Lot Size:	19,951 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	6,821	33,322	51,953
Total Population	17,462	102,607	159,618
Average HH Income	\$55,350	\$66,741	\$68,859

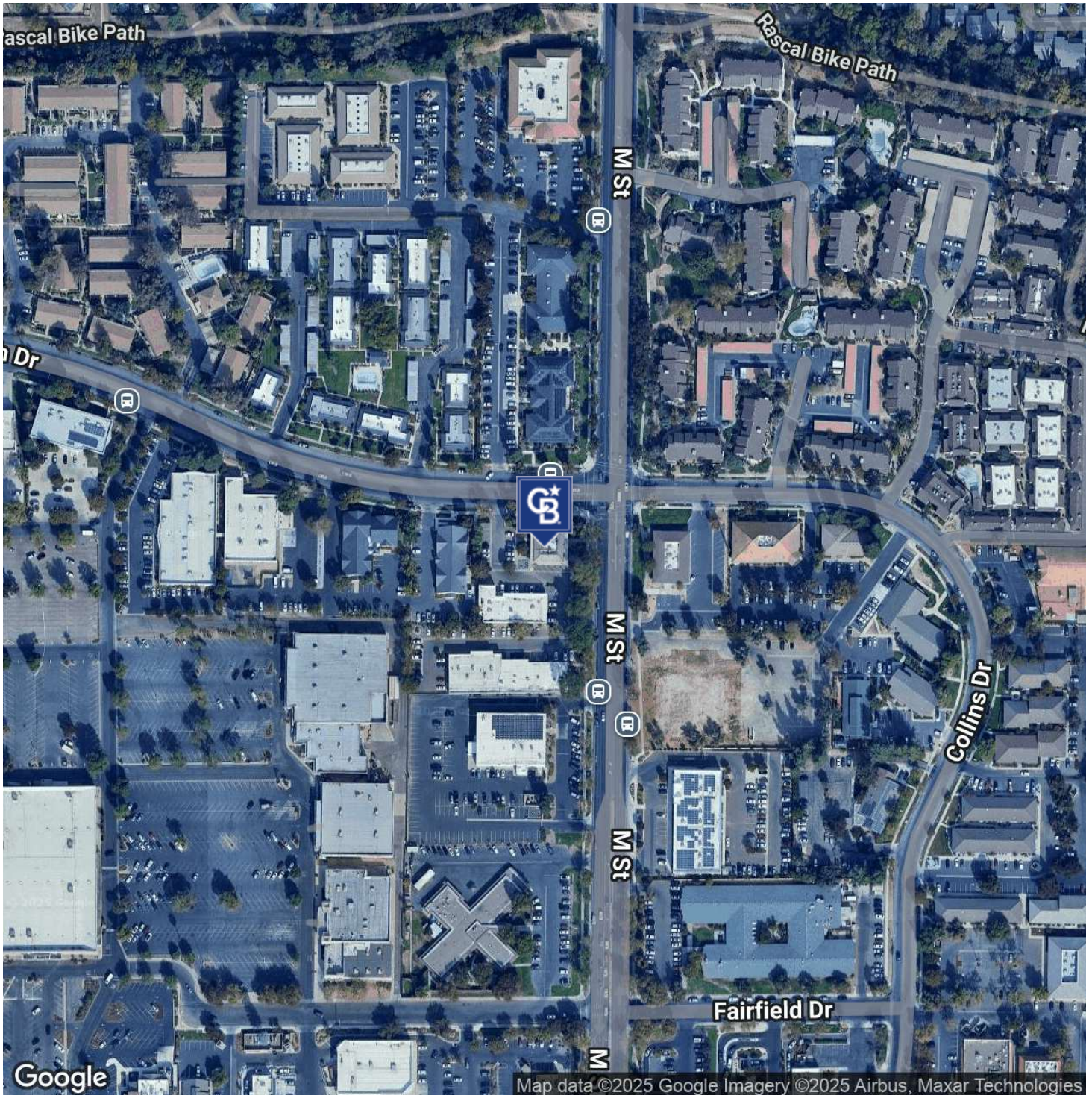
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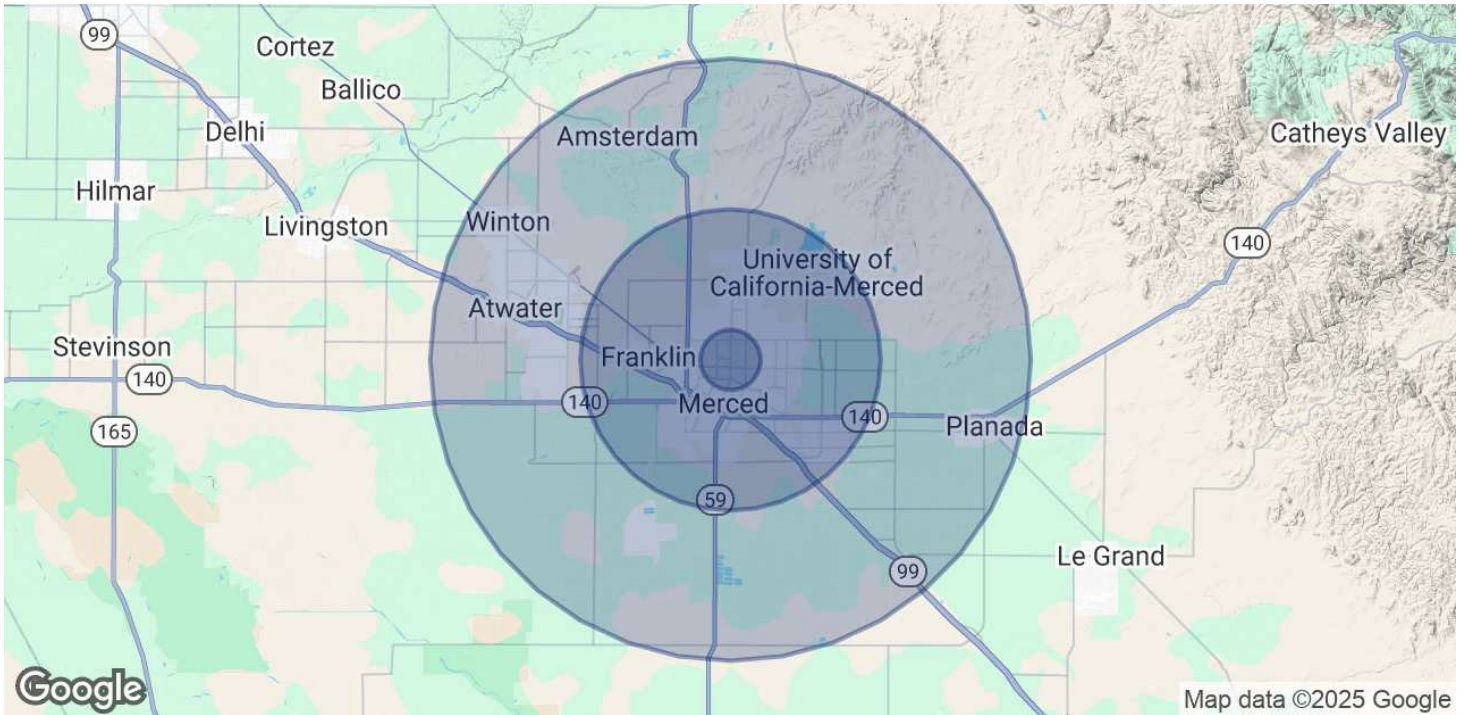


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## POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	17,462	102,607	159,618
Average Age	32.5	30.2	31.5
Average Age (Male)	30.4	29.8	30.4
Average Age (Female)	34.8	30.7	32.6

## HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total Households	6,821	33,322	51,953
# of Persons per HH	2.6	3.1	3.1
Average HH Income	\$55,350	\$66,741	\$68,859
Average House Value	\$204,577	\$223,233	\$231,282

2020 American Community Survey (ACS)

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