

OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (Gross)
Building Size:	184,170 SF
Available SF:	2,880 - 3,800 SF
Lot Size:	11.9 Acres

PROPERTY OVERVIEW

Lease Rate includes Real Estate Taxes, Water, Snow Removal, and CAM.
Two Months Security Deposit And First Month's Rent Due at Lease Signing.

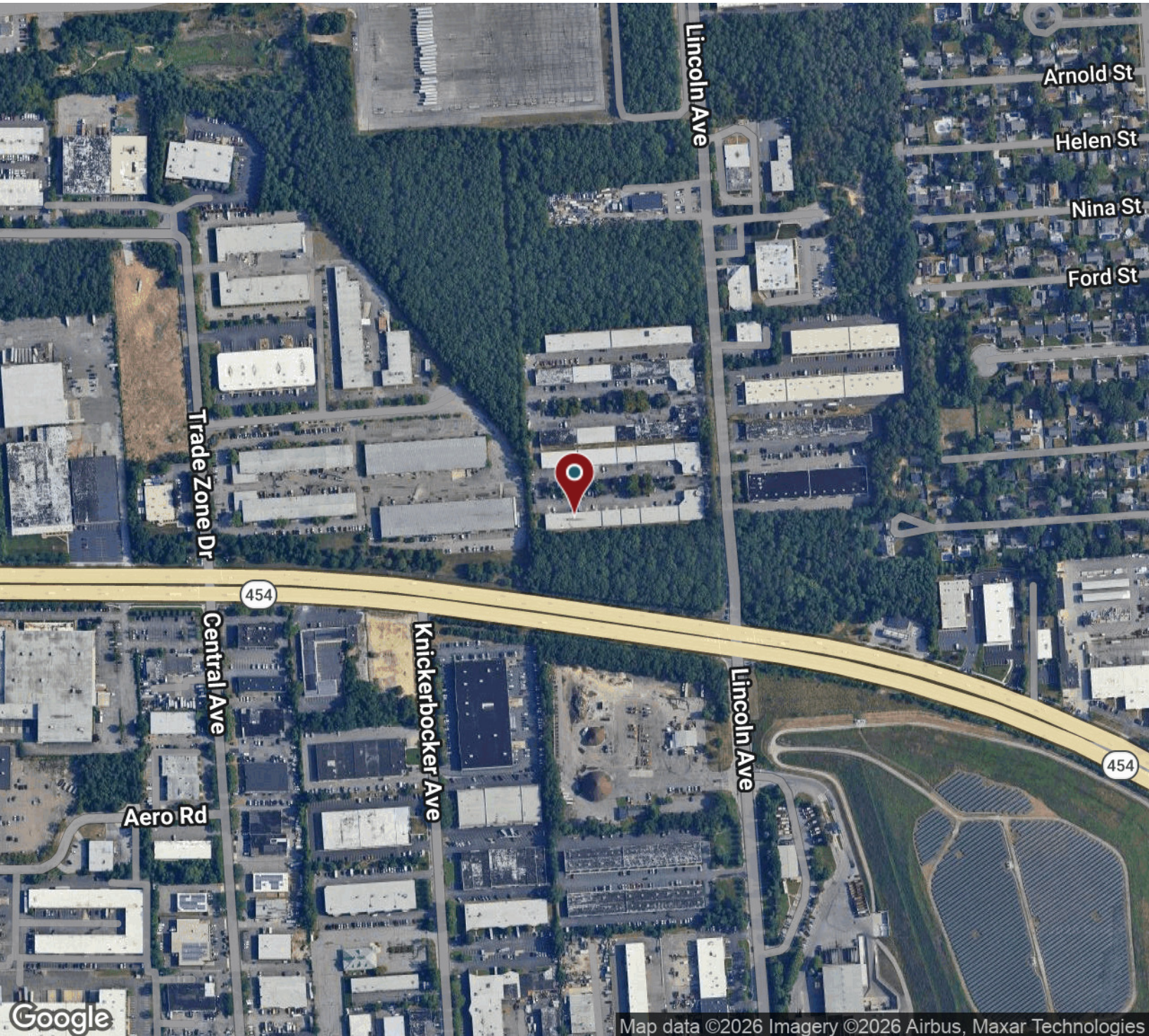
PROPERTY HIGHLIGHTS

SPACES	LEASE RATE	SPACE SIZE
1340-2	\$17.00 SF/yr	3,800 SF
1330-2	\$17.00 SF/yr	3,800 SF
1337-6	\$17.00 SF/yr	2,880 SF

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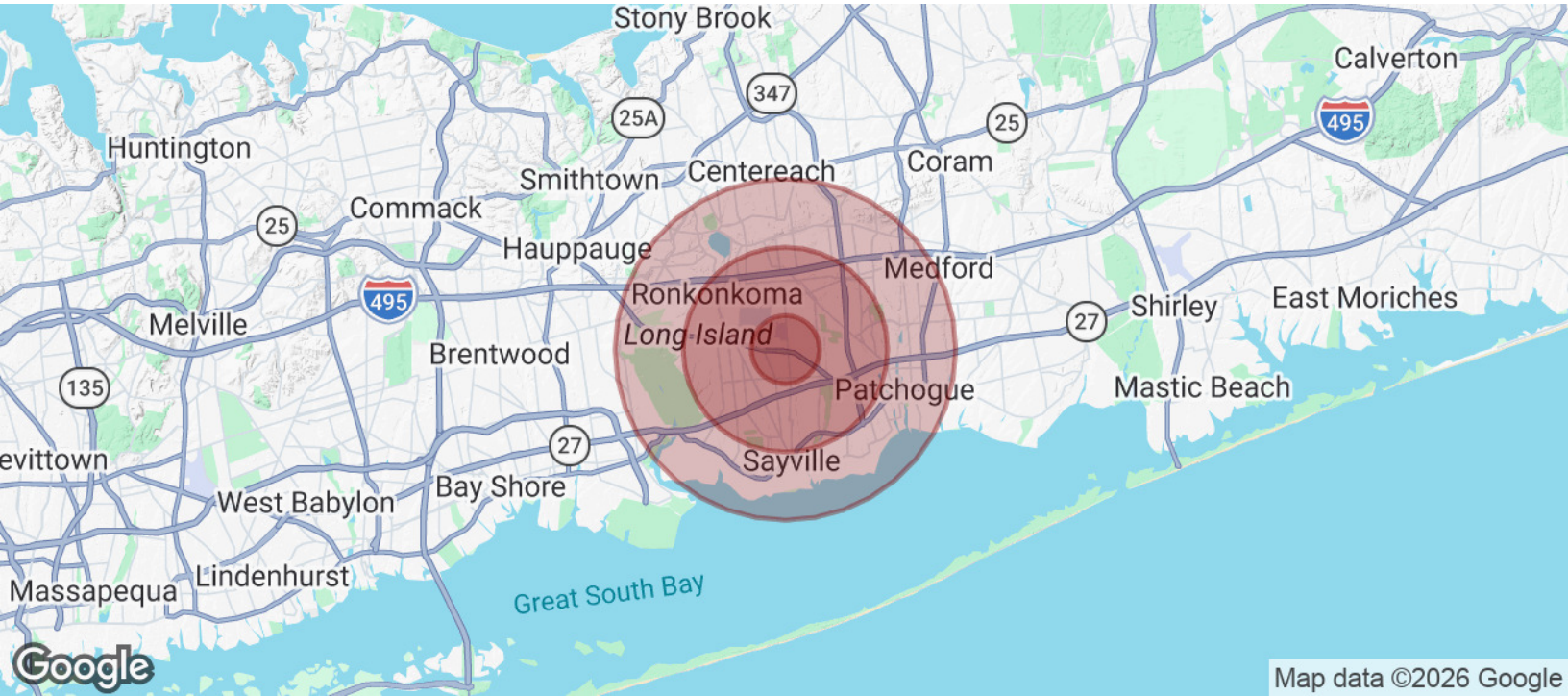
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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	7,582	75,212	211,553
Average Age	39.8	40.1	39.4
Average Age (Male)	40.0	39.8	38.4
Average Age (Female)	39.8	40.1	40.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	2,596	26,135	73,003
# of Persons per HH	2.9	2.9	2.9
Average HH Income	\$94,818	\$98,840	\$97,276
Average House Value	\$391,014	\$425,455	\$424,052

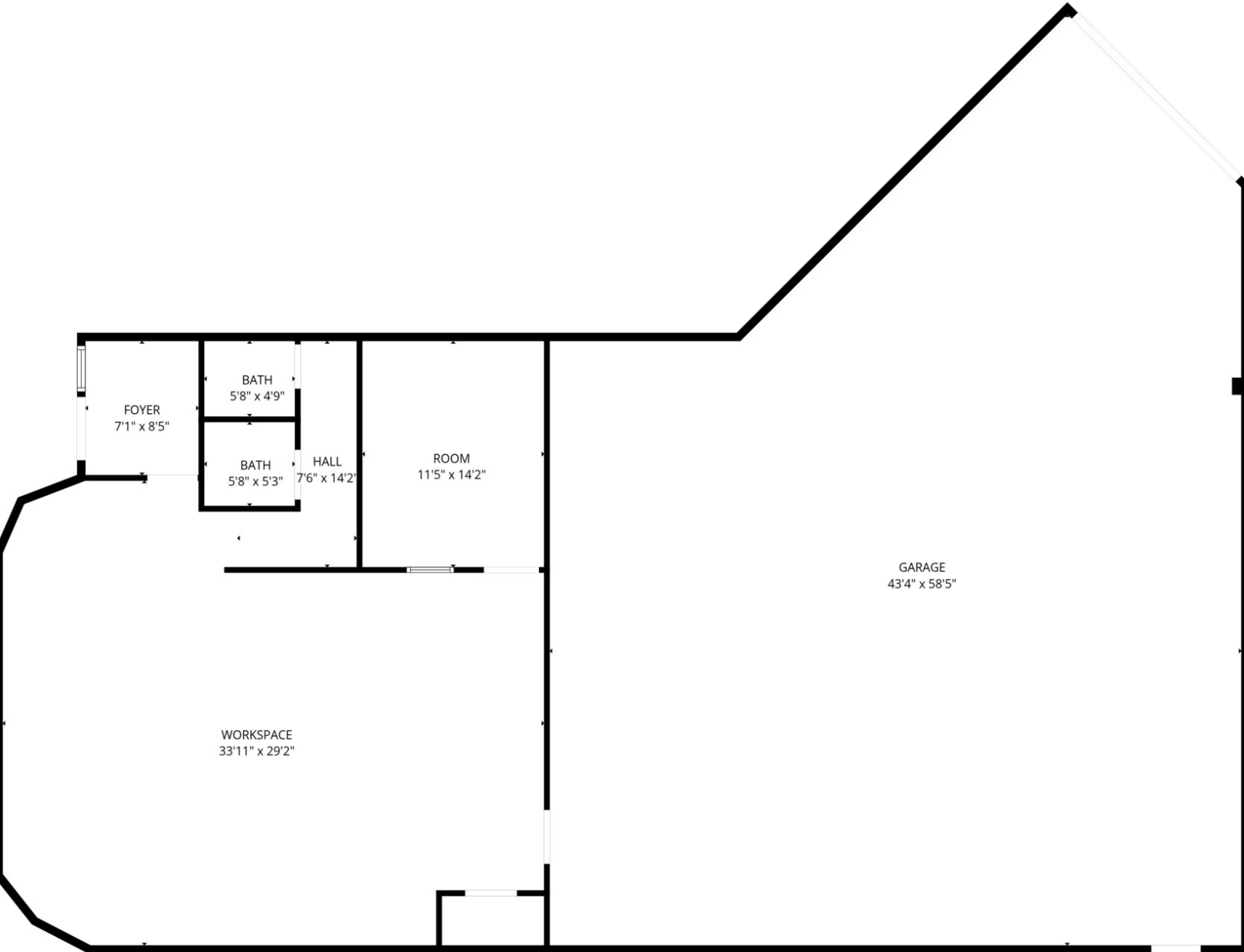
2020 American Community Survey (ACS)

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FOR LEASE



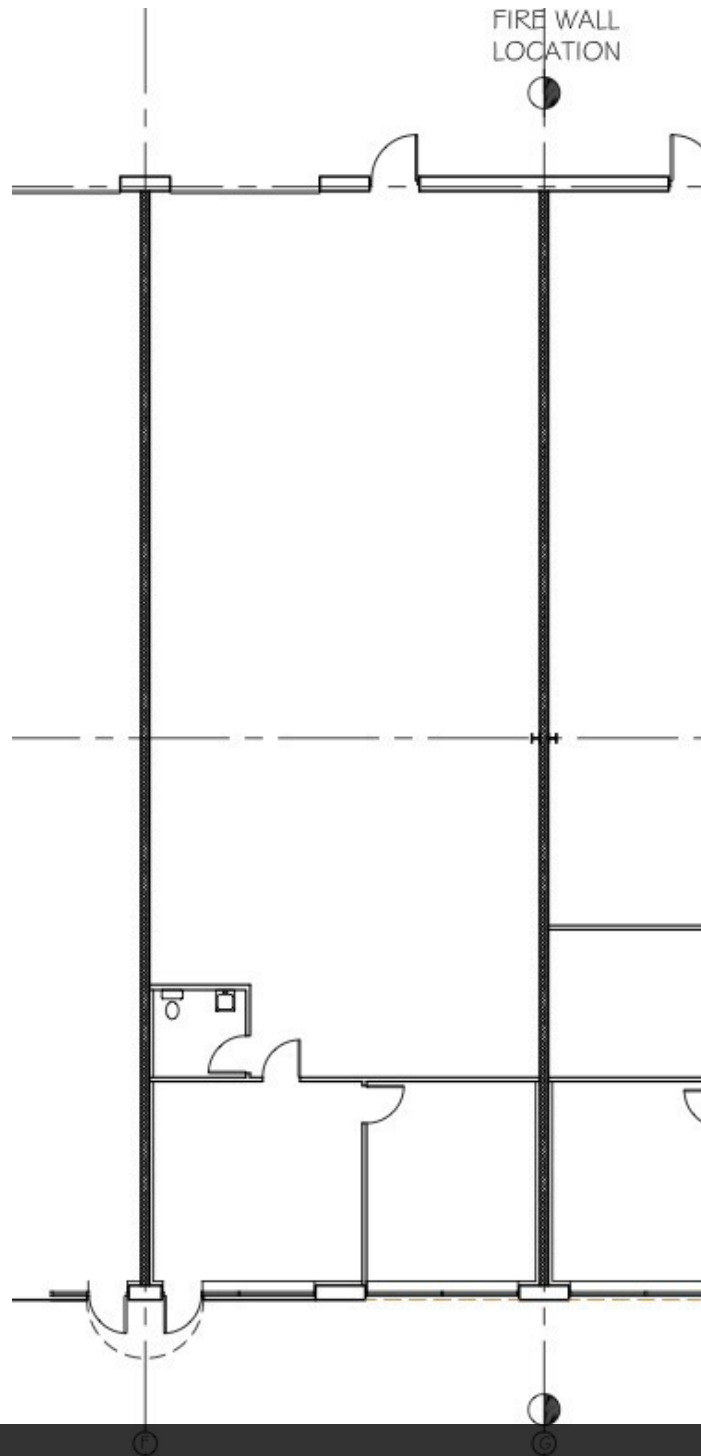
FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.

1330-2 Floor Plan

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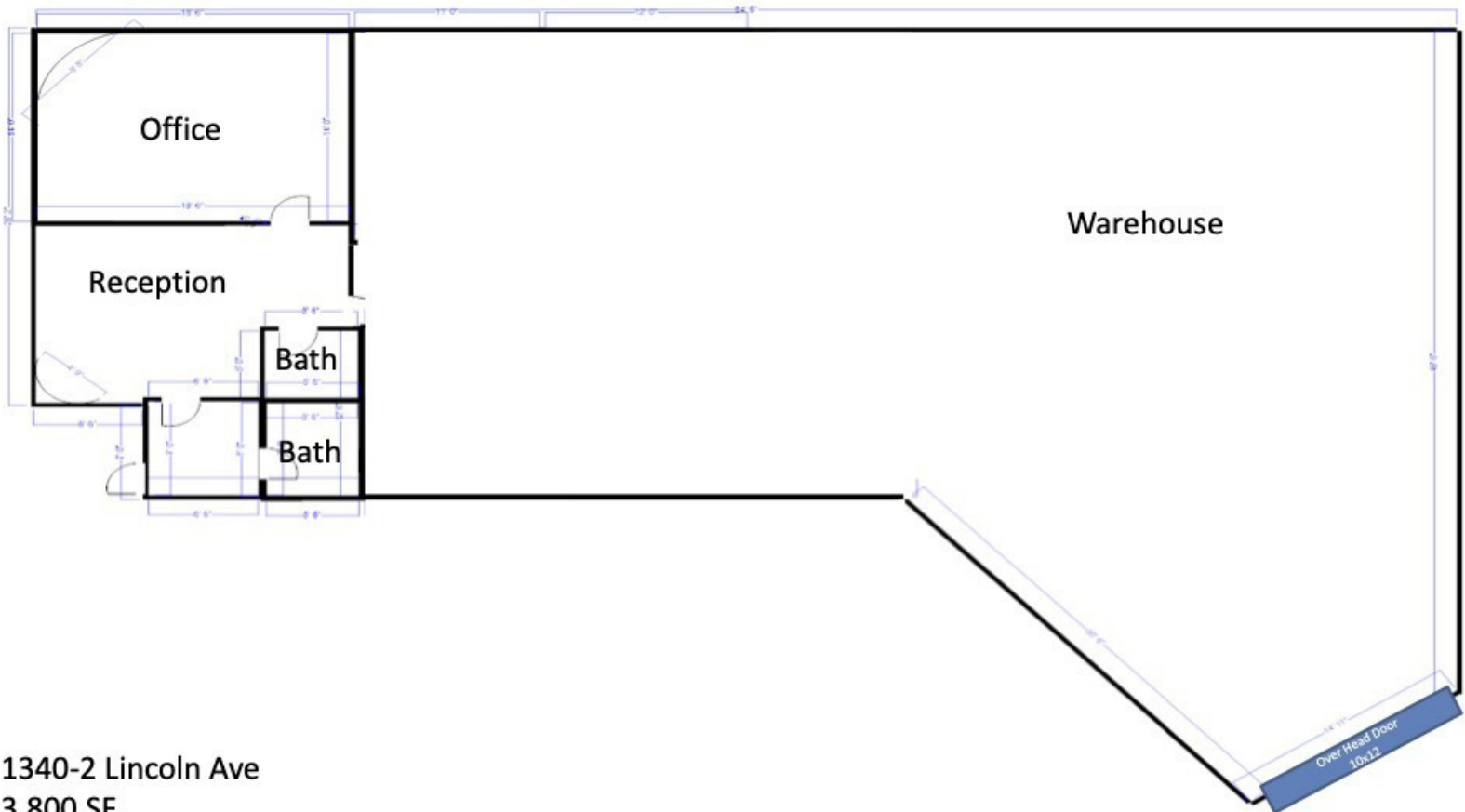


1337-6 Floor Plan

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1340-2 Lincoln Ave
3,800 SF
Measurements Approximate
Drawing Not To Scale

1340-2 Floor Plan

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