

OFFICE BUILDING FOR SALE OR LEASE 812 RESERVOIR



OFFERING SUMMARY

Sale Price: \$850,000

Lease Rate: \$5,000 per month "As-Is" (NNN)

TI Allowance: Negotiable

Lot Size: ± 1.77 Acres

Building Size: ± 13,020 SF

Zoning: C-3

LOCATION OVERVIEW

Located just off of Rodney Parham Road and has easy access to Cantrell Rd and I-630.

PROPERTY HIGHLIGHTS

- Ample parking available
- Includes basement, loading dock, and break room
- Entire space is sprinkled
- Excellent location for gym, school, daycare or furniture outlet

DEMOGRAPHICS

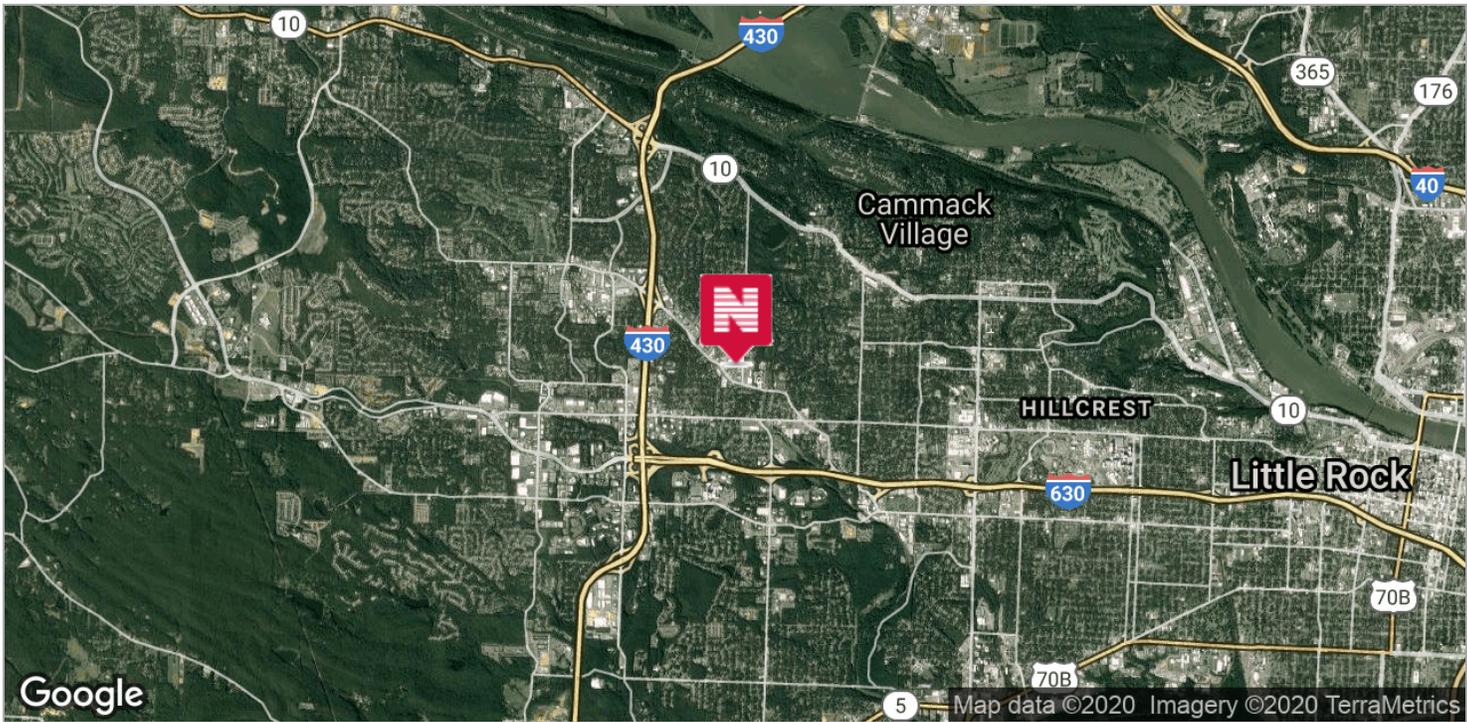
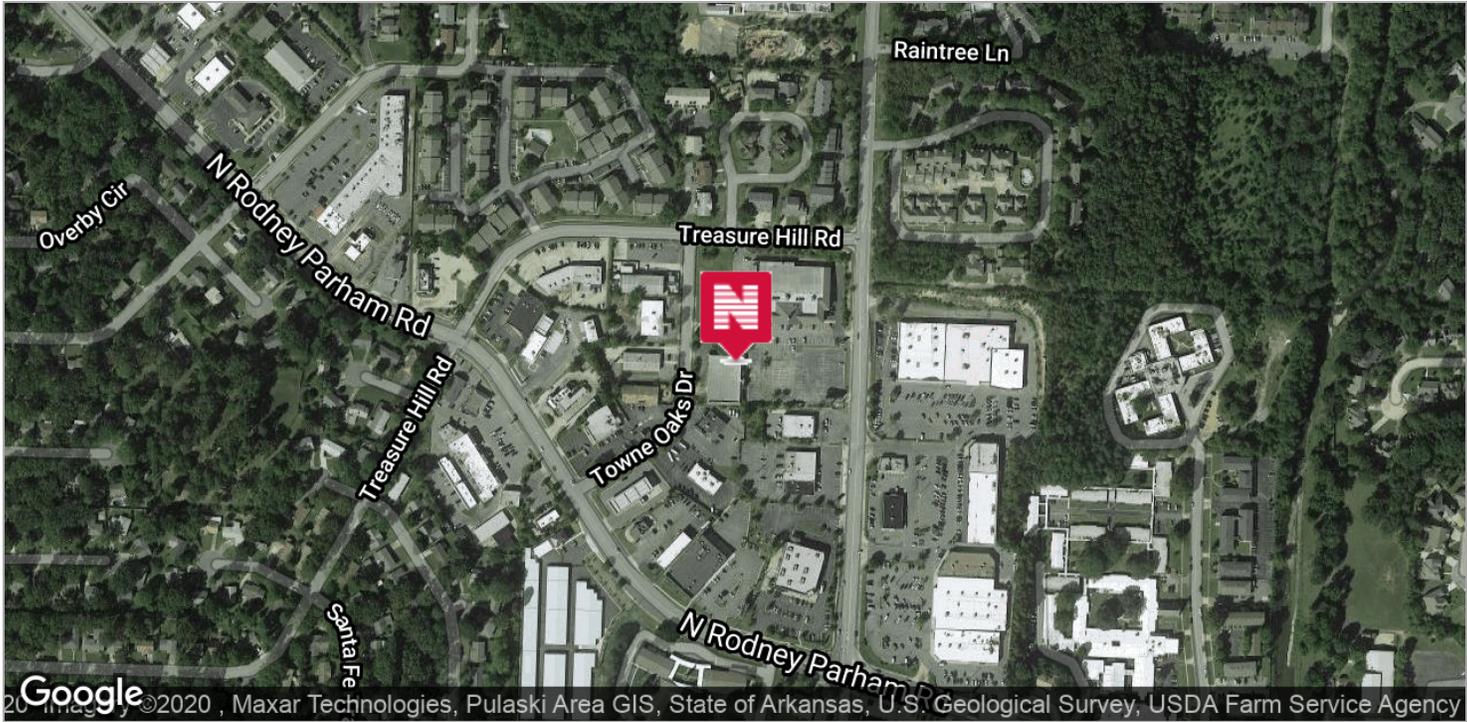
	1 MILE	3 MILES	5 MILES
Total Households	4,426	32,672	60,963
Total Population	9,527	72,154	139,320
Average HH Income	\$64,946	\$70,969	\$75,551



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