



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	10,000 SF
Available SF:	2,250 SF
Lot Size:	1.72 Acres
Year Built:	1997
Market:	Northwest

3821

PROPERTY OVERVIEW

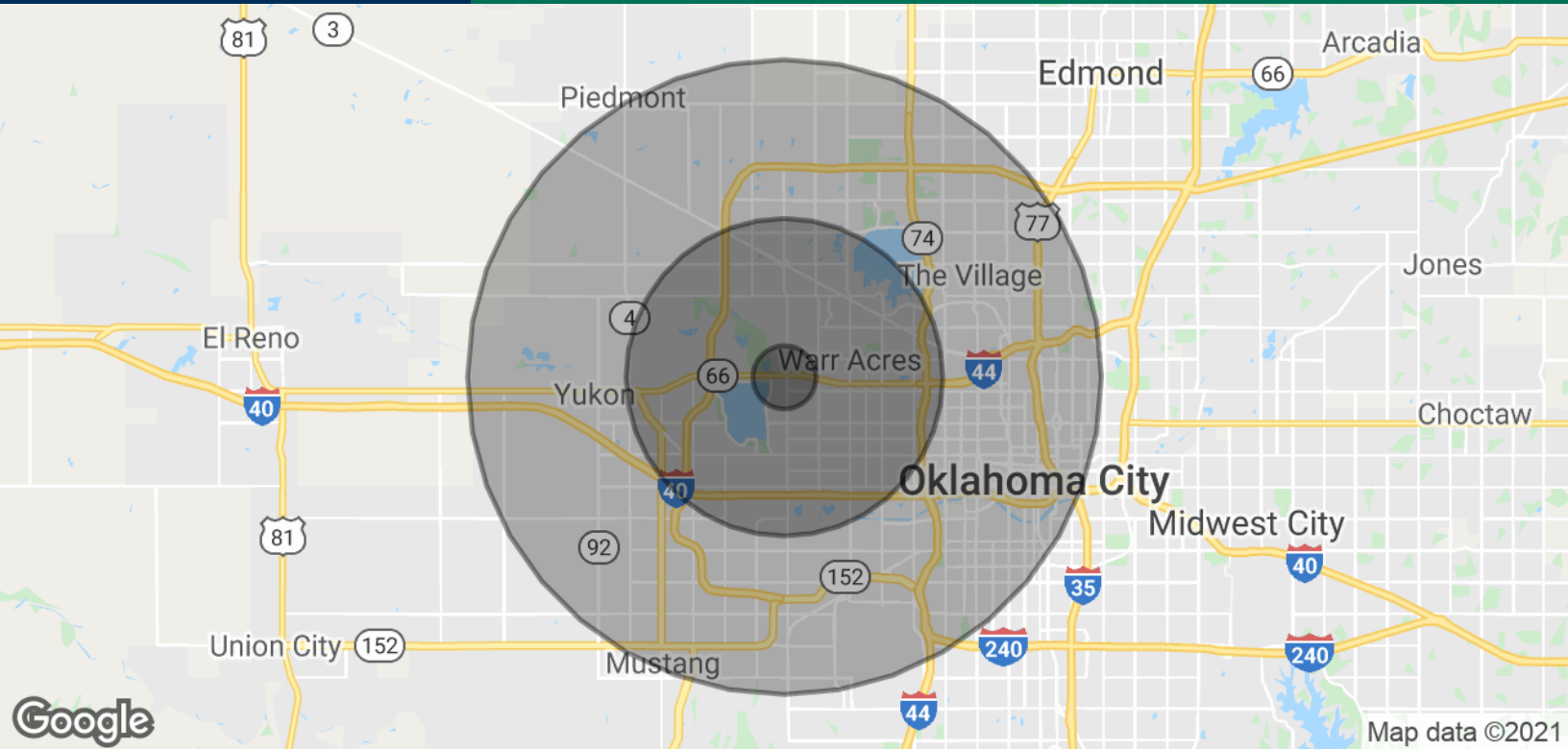
One space available in this highly visible strip center. Council Road Plaza is well maintained offering reasonable lease rates.

Suite 8288 - Former Convenience Store – Negotiable rate - Equipment is still in place and can be used as part of the Lease or Landlord is will to sell the equipment.

Pumps are closed.

SPACES	LEASE RATE	SPACE SIZE
8288	Negotiable	2,250 SF

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POPULATION

	1 MILE	5 MILES	10 MILES
Total Population	4,062	161,242	474,993
Average age	47.8	36.1	35.3
Average age (Male)	46.8	35.3	34.3
Average age (Female)	51.0	37.3	36.4

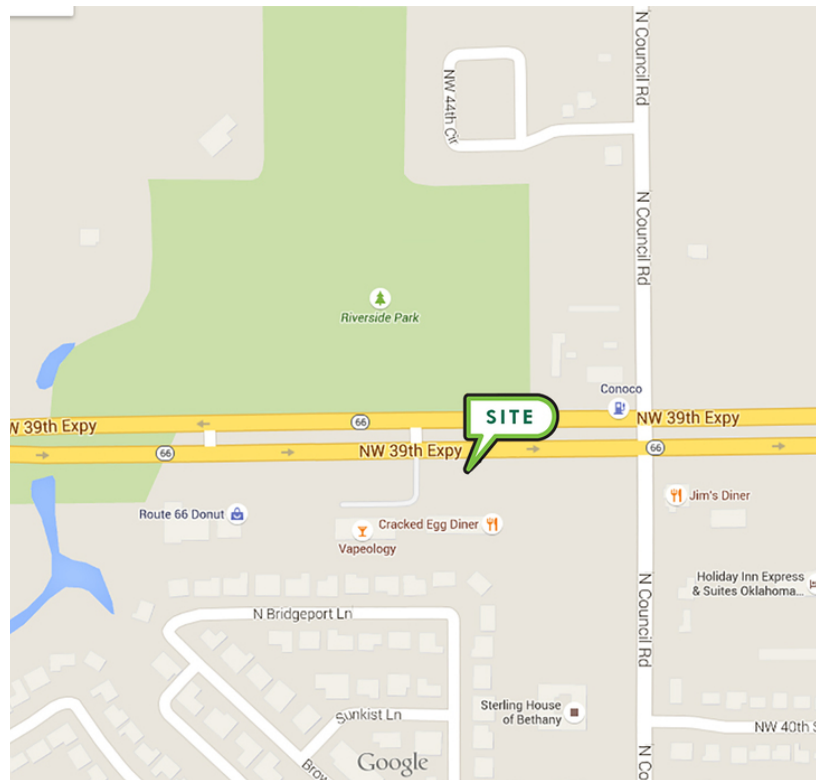
HOUSEHOLDS & INCOME

	1 MILE	5 MILES	10 MILES
Total households	1,707	64,716	192,839
# of persons per HH	2.4	2.5	2.5
Average HH income	\$57,742	\$56,270	\$62,233

* Demographic data derived from 2010 US Census

TRAFFIC COUNTS

	north	south	20,000	18,930
Council Rd				
NW 39th Expwy	east			17,400
NW 39th Expwy		west		18,902



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