



**PROPERTY HIGHLIGHTS**

- 15,205 SF Available on 2.56 acres
- Freestanding building in the heart of major retail sector
- Outstanding location seconds from the Viewmont Mall
- Large monument signage
- Ample parking
- Suitable for all retail, medical or professional office
- Easy access to interstate 81



DETAILS	
LEASE RATE	\$18.50/SF NNN
FOR SALE	\$2,500,000

For more information, please contact:

**Patricia "Trish" A. Grassi**

Real Estate Salesperson

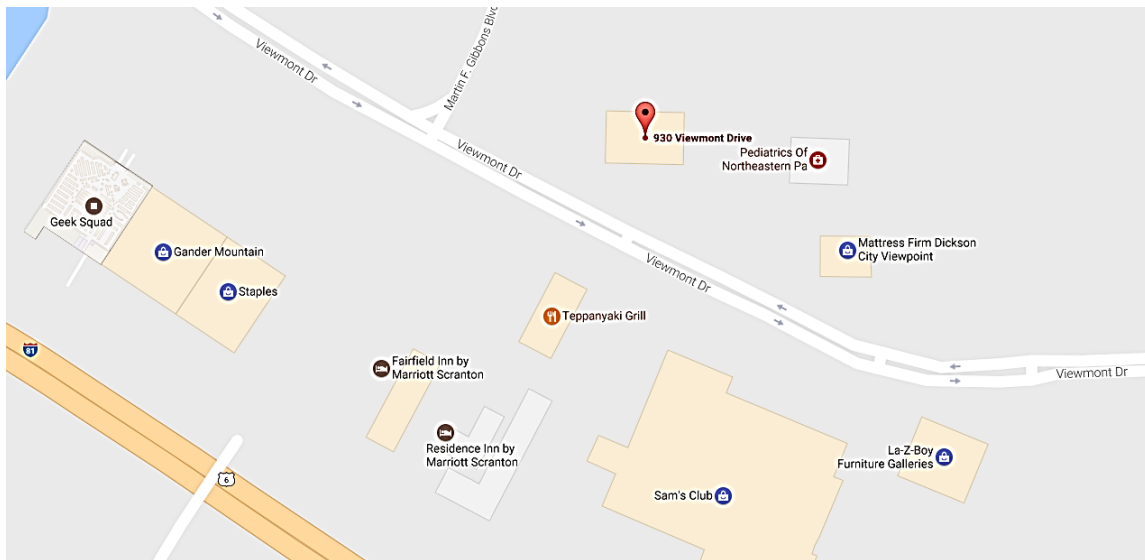
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Demographics	1 Mile	3 Miles	5 Miles
Population	4,493	59,390	135,698
Households	1,902	24,308	54,903
Average HHI	\$36,557	\$43,921	\$43,936

Source: ESRI Business Analyst 2016



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