

**For Sale
\$4,890,000**


Building Size	Acres	Price	Parking Ratio	Zoning	Strap
20,402 SF	1.86 Ac	\$4,890,000	3.71/1000 (69 spaces)	CC	15-45-24-39-0000.0040

PROPERTY HIGHLIGHTS

- 20,402 SF CLASS A OFFICE BUILDING
- ZONED CC
- BUILT 2008
- 7 COVERED PARKING SPACES
- 62 SURFACE PARKING SPACES
- BUSY COLLEGE PARKWAY CORRIDOR
- FULL KITCHEN
- 2 PASSENGER ELEVATORS
- SPRINKLER SYSTEM
- DRIVE THRU TELLER WINDOWS
- UPDATED FIRST FLOOR & RENOVATED SECOND FLOOR IN 2017
- INSTALLED NEW AC AND FRESH AIR SYSTEM IN 2018



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Demographics

Population	1 Mile	3 Miles	5 Miles
2019 Total Population	10,970	70,237	169,124
2024 Population	12,271	79,171	190,264
Population Growth	11.86%	12.72%	12.50%
Average Age	47.0	47.1	46.60
Households			
2019 Households	5,602	33,207	76,426
Household Growth to 2019-2024	10.50%	11.49%	11.32%
Median Household Income	\$51,928	\$47,867	\$52,164
Average Household Size	1.90	2.00	2.10
Housing			
Median Home Value	\$528,409	\$297,892	\$147,429

Traffic Counts

Collection Street	Cross Street	Traffic Volume	Year	Distance
College Pky.	Waterford Ct.	37,917 AADT	2018	.10 Miles
Winkler Rd.	College Pky. N	15,191 AADT	2018	.29 Miles
College Pky.	Corporate Ct. W.	40,876 AADT	2018	.47 Miles

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