



TRANSWESTERN

REAL ESTATE
SERVICES

3514 COUNTY ROAD 101

OFFICE SPACE FOR LEASE

PROPERTY OVERVIEW



PROPERTY DETAILS

Address:	3514 County Road 101
Building Size:	4,063 SF
Available SF:	4,063 SF
Year Built:	1948



FOR LEASE

Lease Rate:	\$14.00 SF/yr (NNN)
2025 Real Estate Tax:	\$6.02 PSF



HIGHLIGHTS

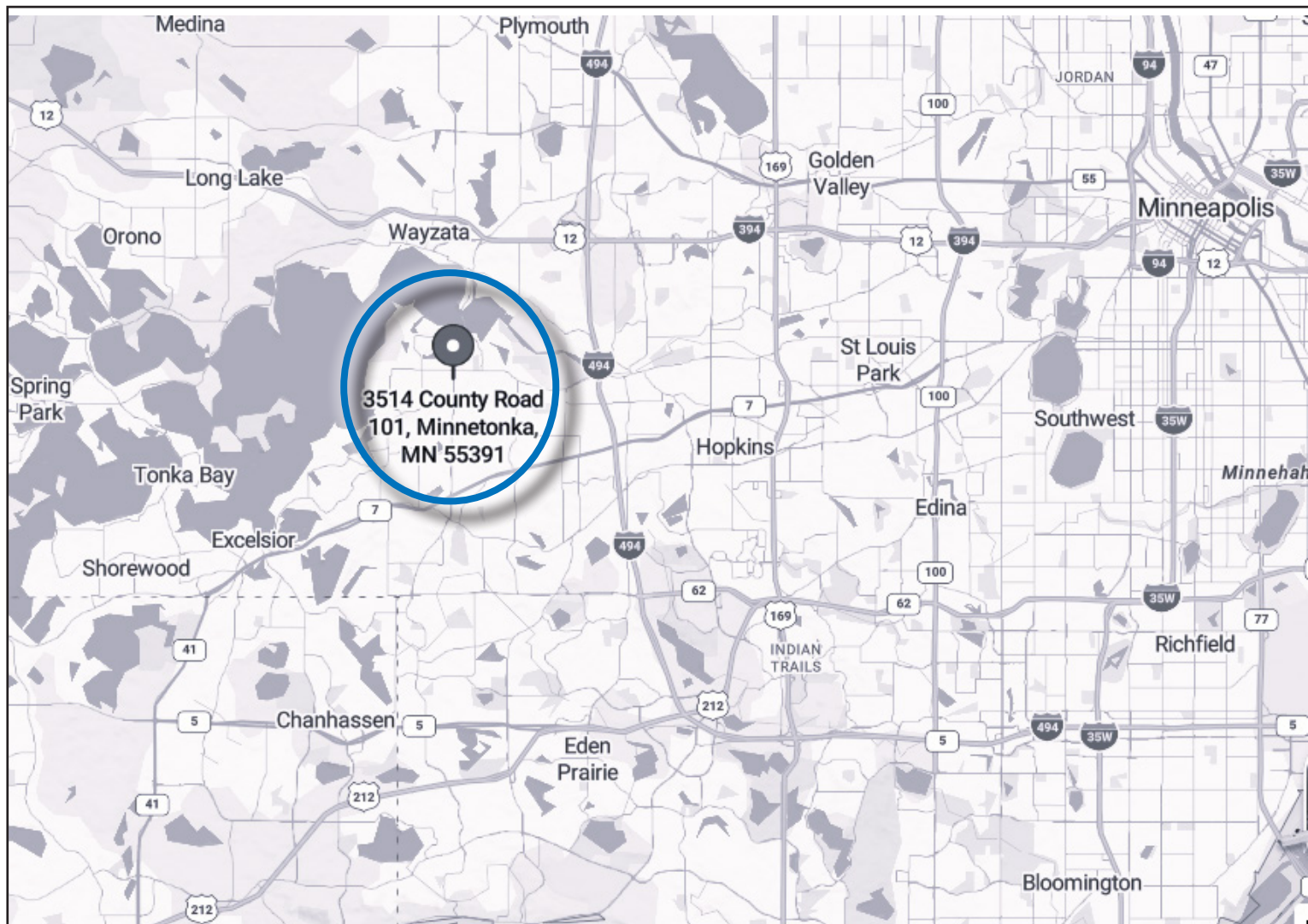
- Entire 1-Story, Stand-Alone Office Building with Flexible Design
- Lot Size: 0.93 AC
- 10 Parking Spaces (2.08 per 1,000 SF)
- Prominent Signage & Nearby Retail (within 2 miles)



DEMOGRAPHICS

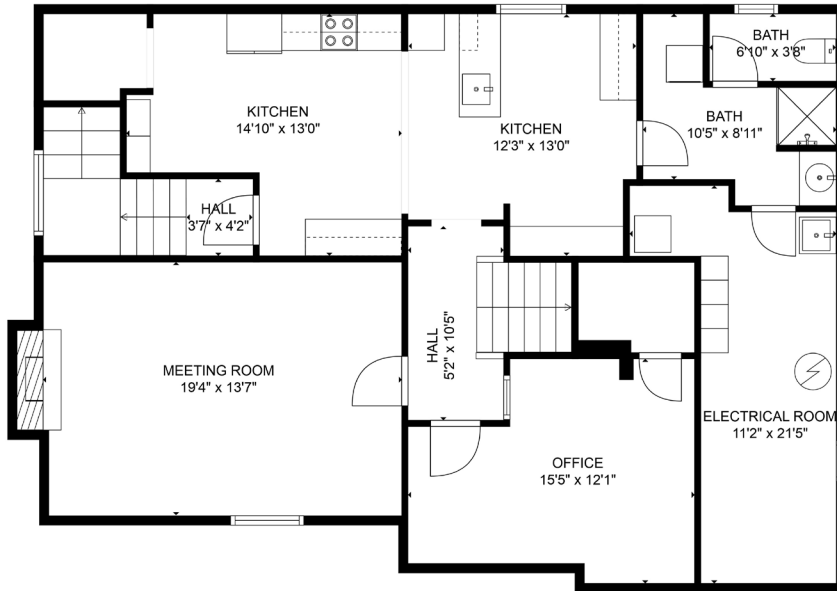
RADIUS	0.5 MILE	1 MILE	1.5 MILE
POPULATION	1,329	5,201	9,841
TOTAL HOUSEHOLDS	532	2,110	3,871
AVERAGE HH INCOME	\$170,499	\$160,471	\$172,117

PROPERTY AERIAL

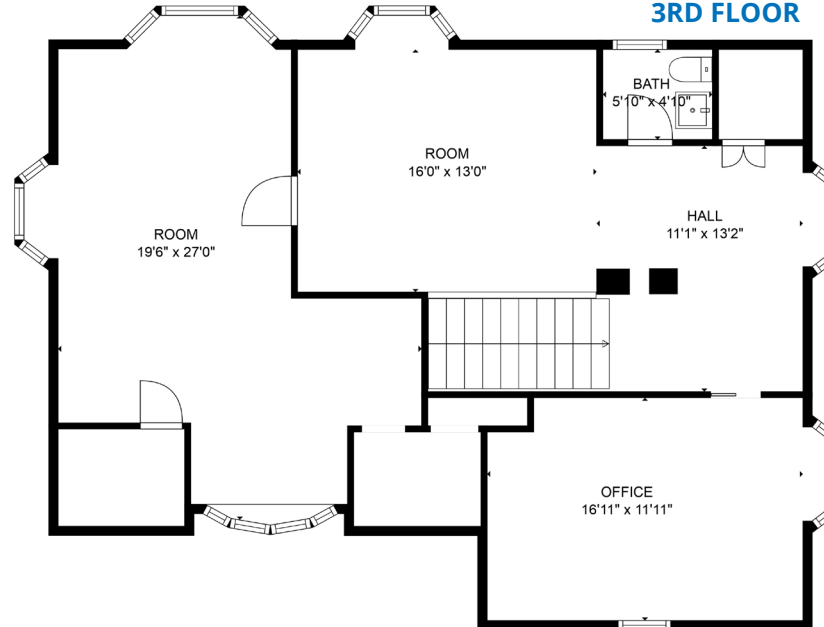


PROPERTY FLOOR PLANS

1ST FLOOR



3RD FLOOR



2ND FLOOR

