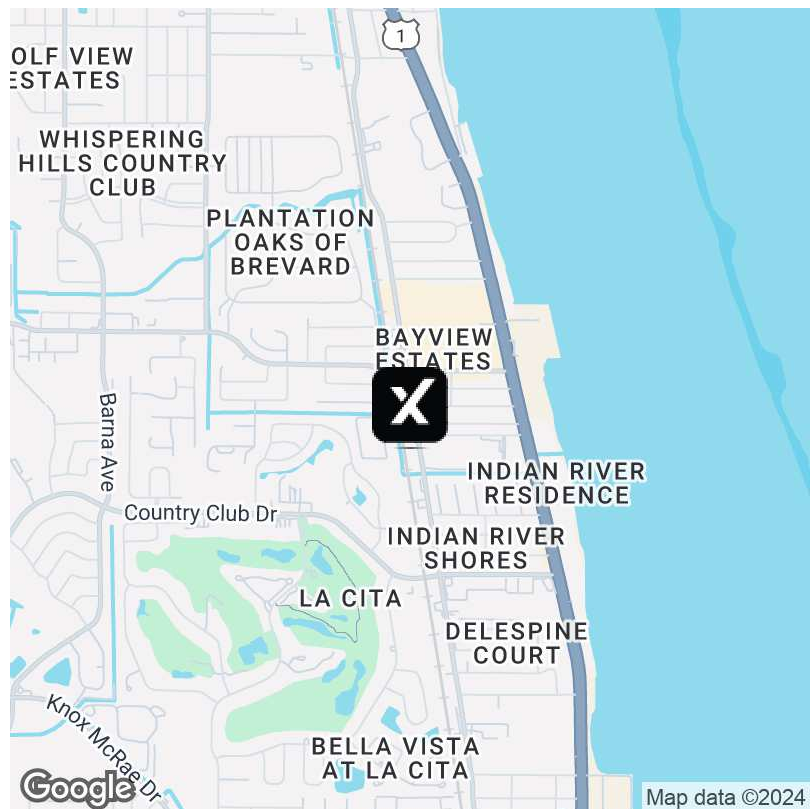


FOR SALE | 3050 South Hopkins Avenue



OFFERING SUMMARY

Sale Price:	\$850,000
Building Size:	4,736 SF
Available SF:	4,736 SF
Price / SF:	\$179.48
Year Built:	1985
Zoning:	CC Commercial

PROPERTY OVERVIEW

This fantastic office space on S. Hopkins Avenue is For Sale or Lease, presenting an exceptional opportunity for businesses seeking a prime location.

Property Features:

Spacious Layout: Offering 4,736 square feet of versatile office space, this property is designed to accommodate your company's needs effectively.

Private Offices: The layout includes 8 private offices, ensuring privacy and dedicated workspaces for your team.

Flex Space: A large flex space is ideal for hosting meetings, presentations, or collaborative work sessions, providing the flexibility to customize the area to suit your specific requirements.

Functional Kitchenette: A convenient kitchenette equipped with a refrigerator and sink allows your employees to store and prepare refreshments easily.

Ample Parking: The property features 24 parking spots, ensuring easy access for employees and visitors alike.

Holly Carver

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Lisa Earnhardt

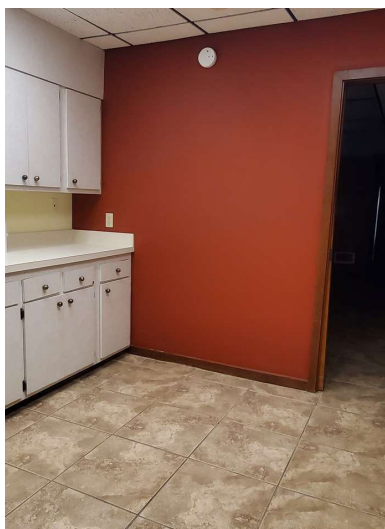
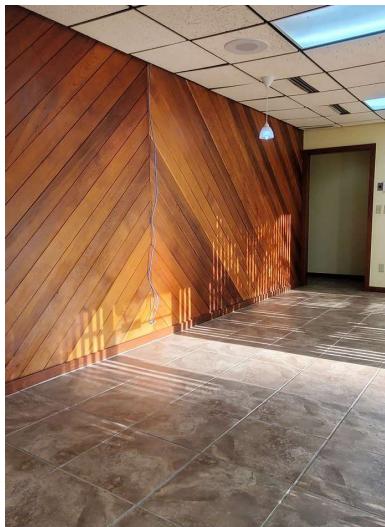
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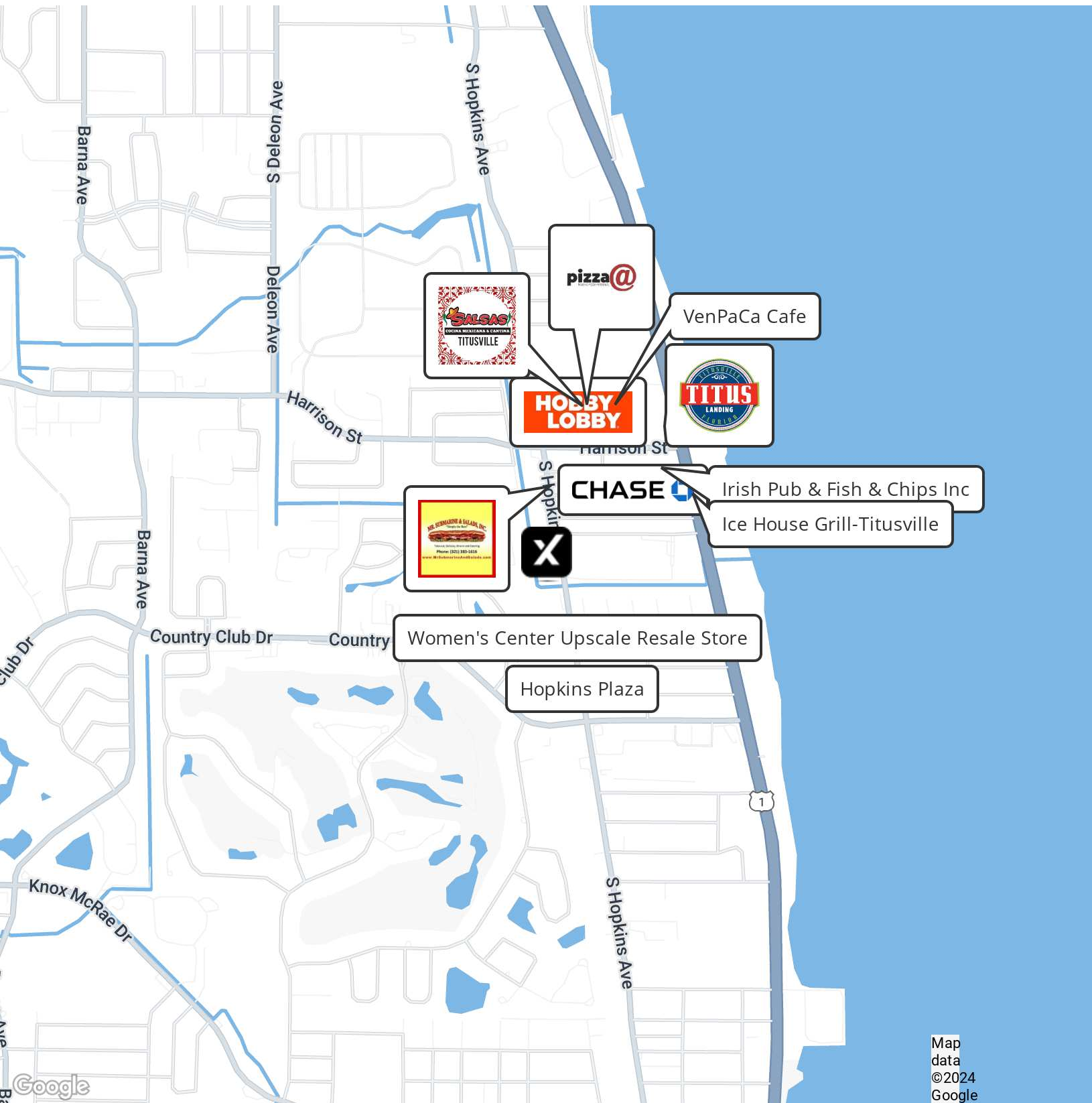
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Map
data
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Google

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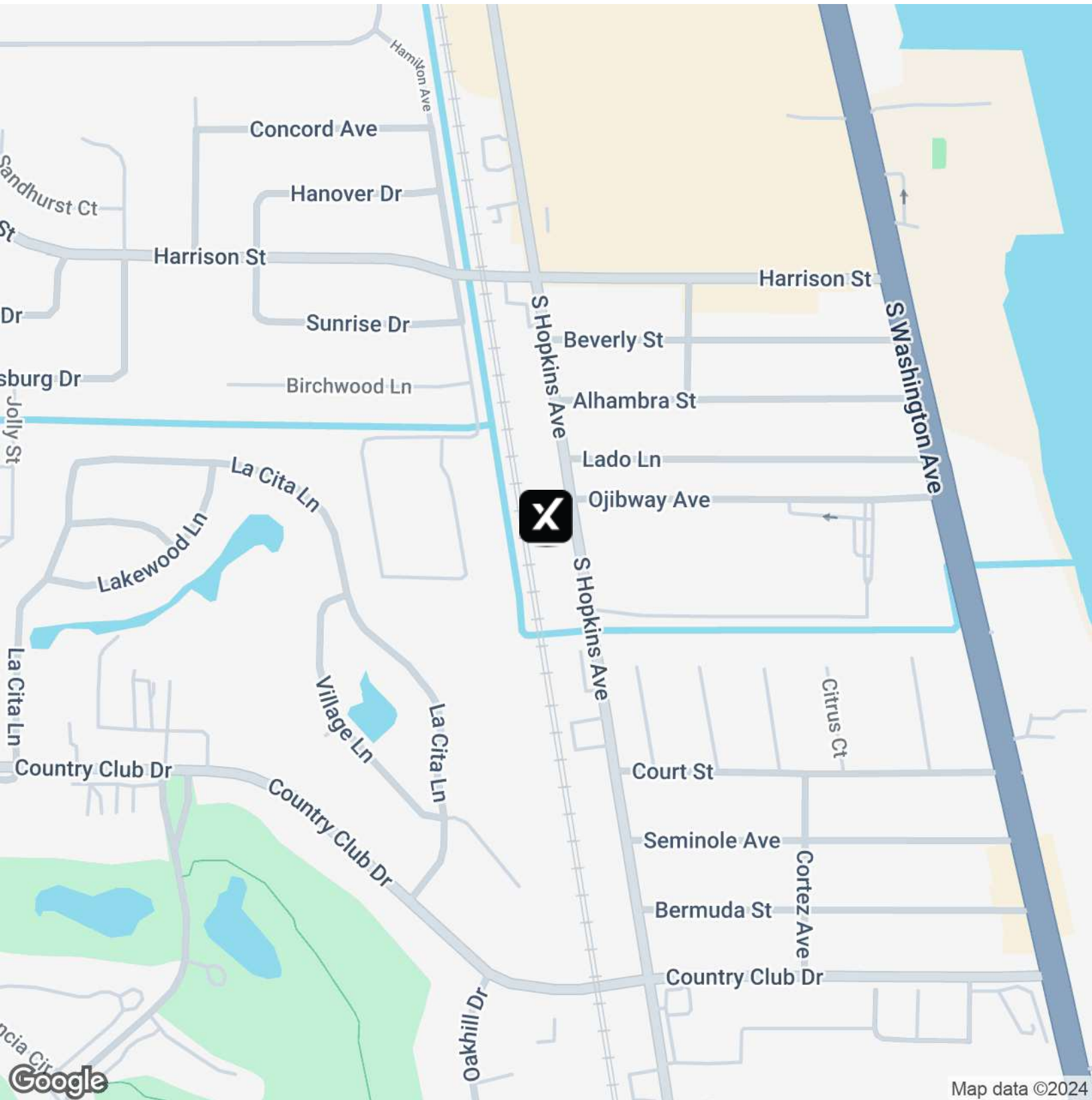
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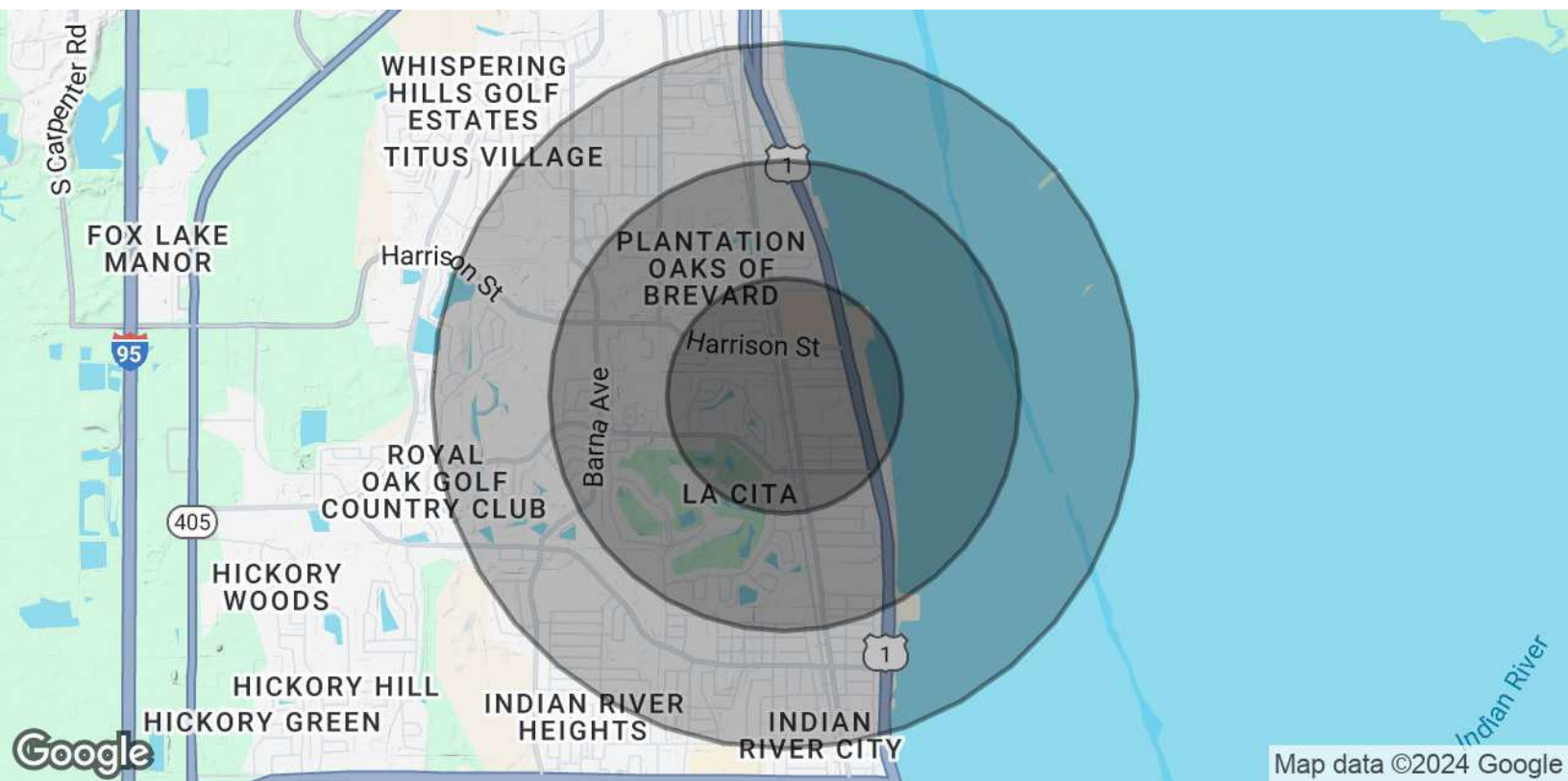
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POPULATION	0.5 MILES	1 MILE	1.5 MILES
Total Population	1,561	6,156	13,048
Average Age	44.3	44.7	44.8
Average Age (Male)	47.9	46.1	45.5
Average Age (Female)	41.0	45.3	45.9

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	1.5 MILES
Total Households	848	3,649	7,741
# of Persons per HH	1.8	1.7	1.7
Average HH Income	\$46,270	\$43,455	\$41,106
Average House Value	\$228,058	\$241,224	\$194,316

2020 American Community Survey (ACS)

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