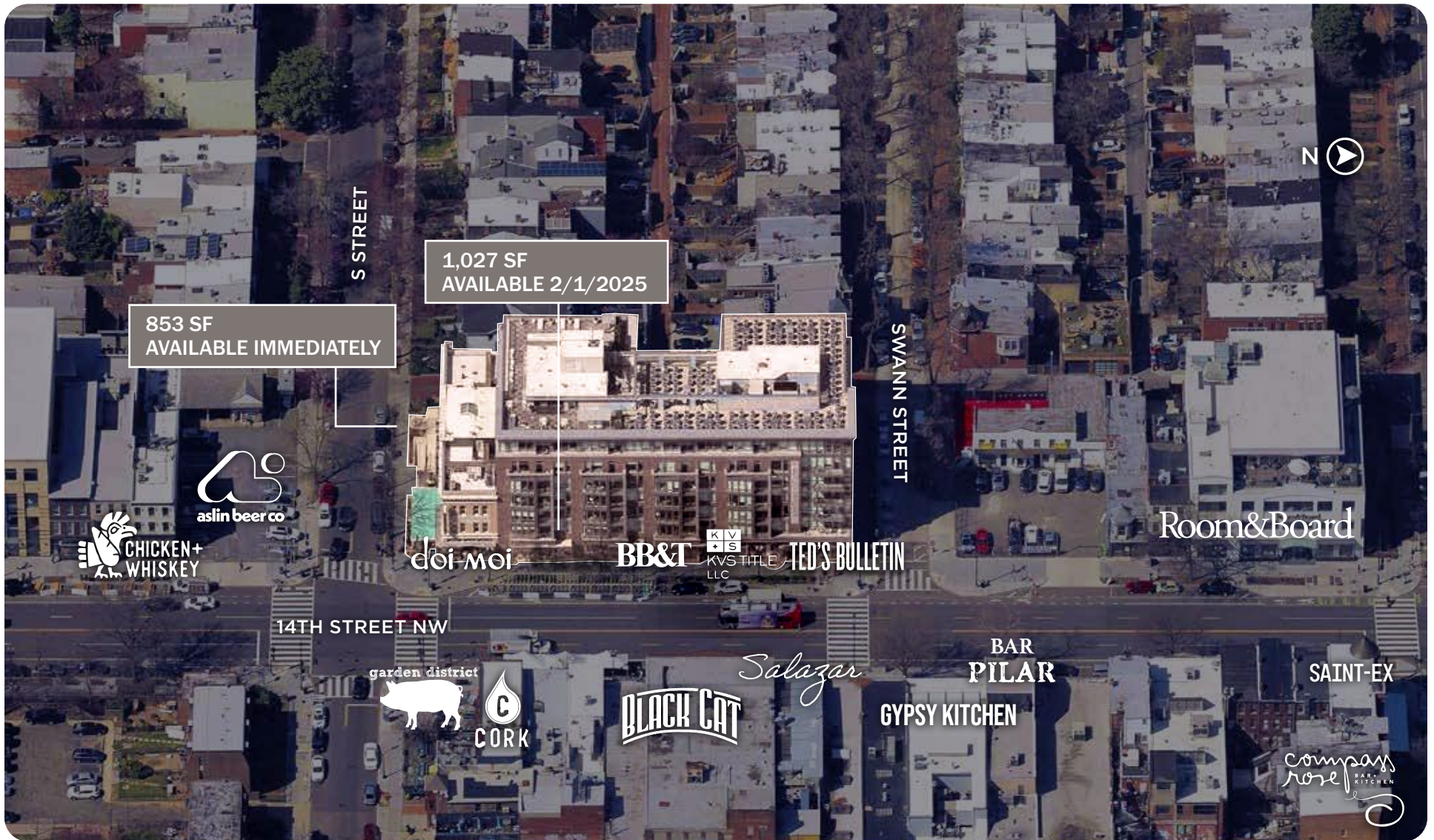


THE DISTRICT

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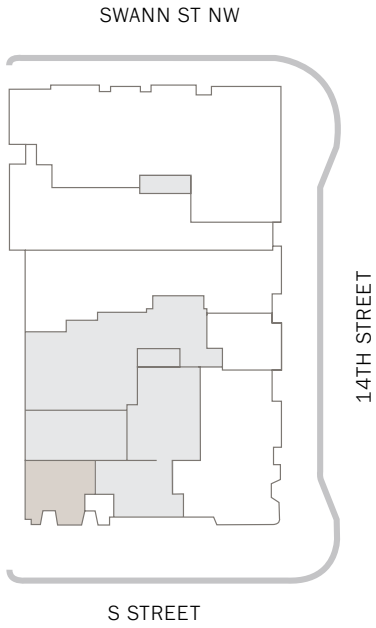
DEMOGRAPHICS



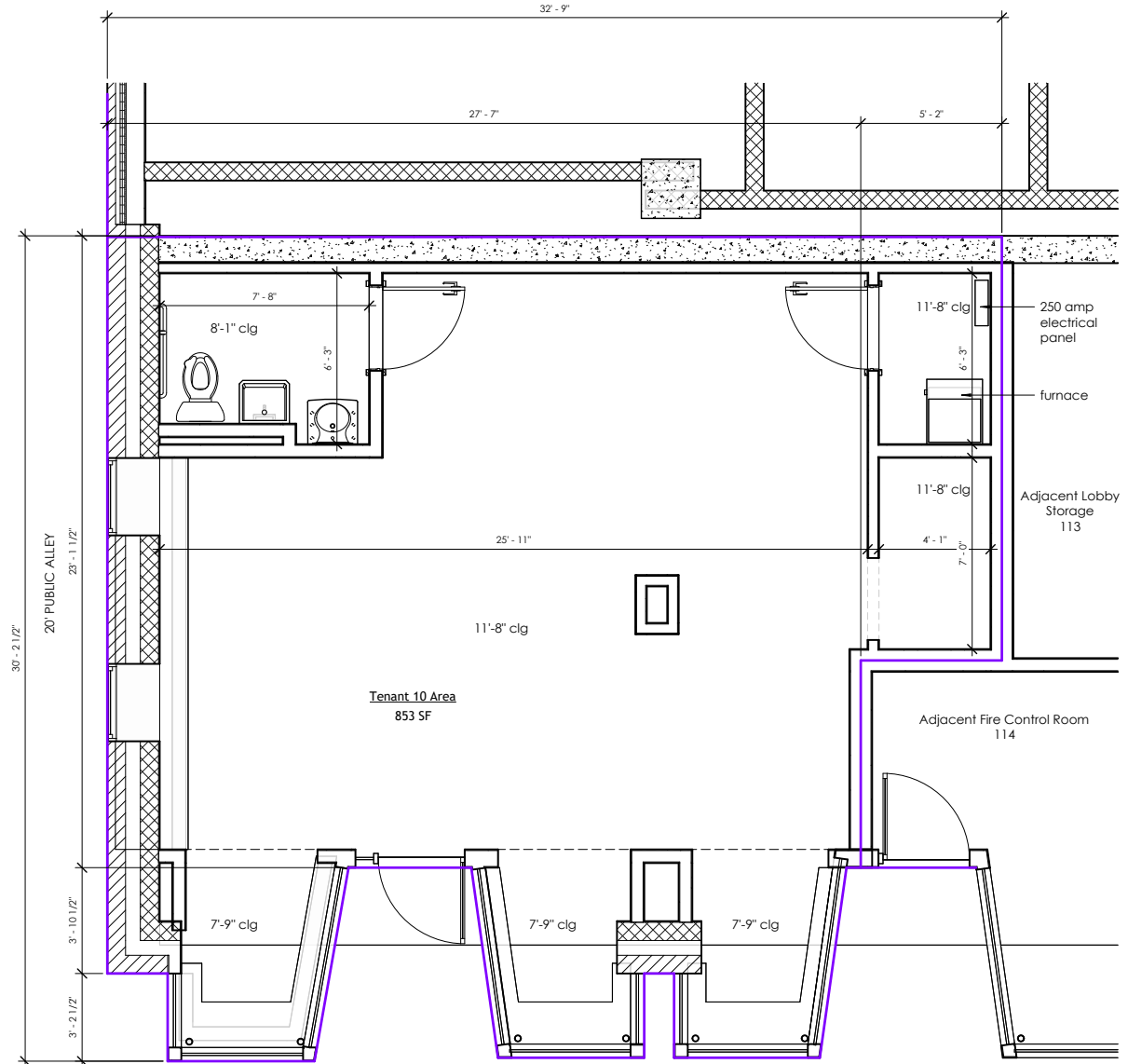
	.25 MI	.50 MI	1 MI
 POPULATION	7,039	31,044	102,956
 DAYTIME POPULATION	6,948	27,533	217,601
 AVERAGE HOUSEHOLD INCOME	\$199,902	\$202,124	\$177,223
 HOUSEHOLDS	4,377	18,780	57,026



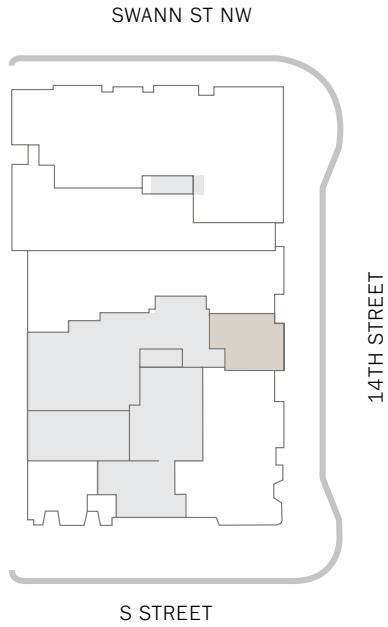
SITE PLAN



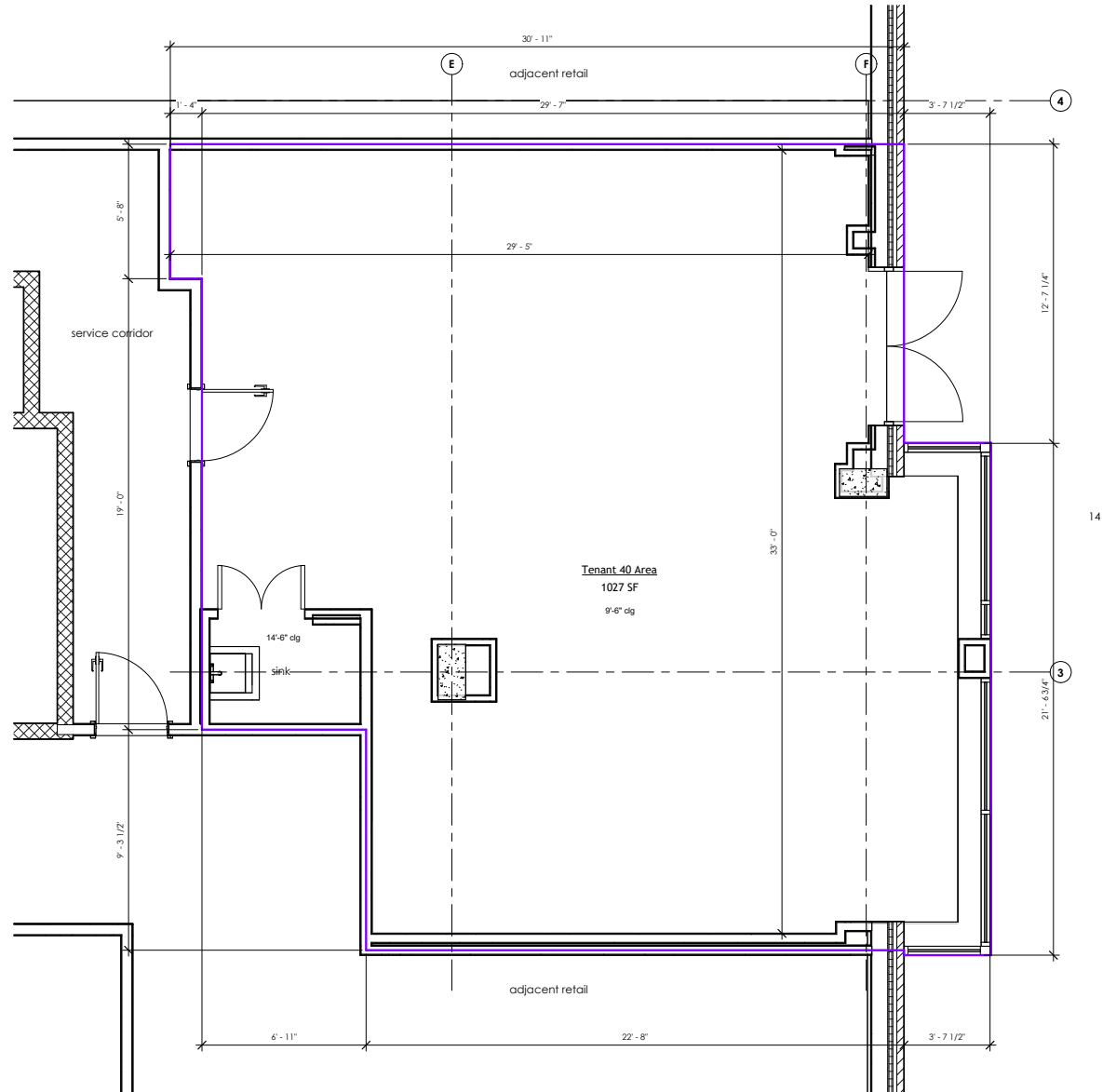
853 SF
AVAILABLE IMMEDIATELY



SITE PLAN



1,027 SF
AVAILABLE 2/1/2025



96,995 Tengint 40 Area Plan
Scale: 3/16" = 1'-0"

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