

ONE EAST DELAWARE | GOLD COAST



1.4&2.1K

Square feet available



116K

Population in one mile radius



263K

Daytime population in one mile radius



\$183K

Average income in one mile radius

Medical/Retail/Office Space in the Heart of the Gold Coast



PROPERTY DESCRIPTION

- Premier Gold Coast address;
- Easily accessible boutique building;
- Efficient space sizes;
- Surrounded by restaurants and luxury retailers;
- Parking available.

AVAILABLE SPACES

- Suite 208 - 2,100 rsf (2nd Generation Fitness Studio)
- Suite 400 - 1,483 rsf (Available 11/1/26)
- **Suite 306 - 2,711 rsf (2nd Generation Medical) LEASED**

DEMOGRAPHICS

	1/4 MILE	1/2 MILE	1 MILE
POPULATION	13,919	46,198	116,732
AVERAGE HH INCOME	\$175,236	\$165,760	\$183,227
DAYTIME POPULATION	20,200	60,459	263,072

AREA RETAILERS/RESTAURANTS



13.8K

Vehicles per day on State Street

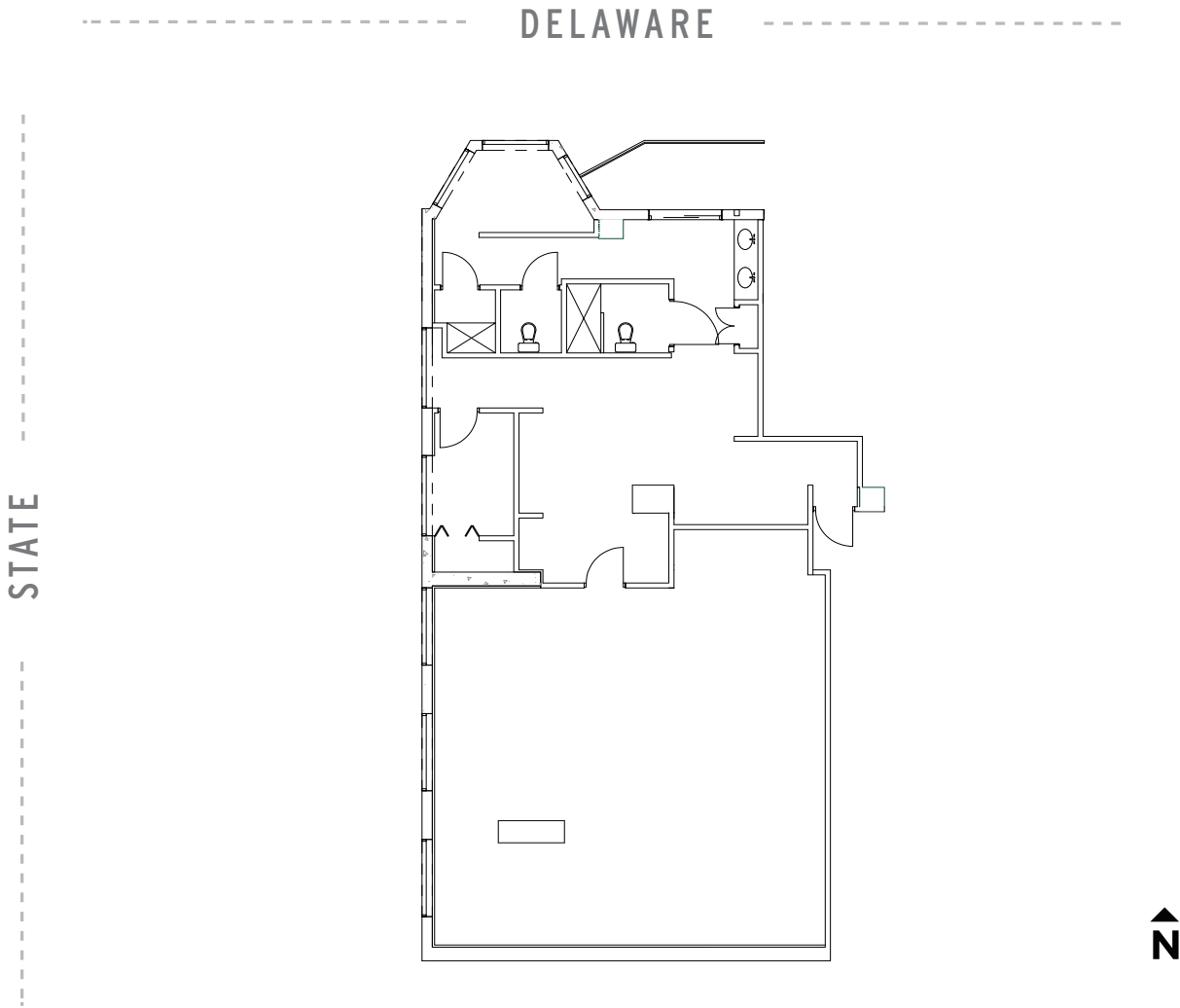
EXCLUSIVE AGENT

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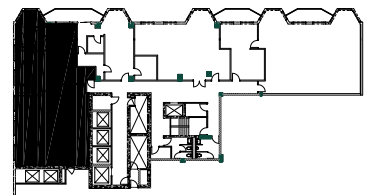
SUITE 208 - 2,100 SF 2ND GENERATION FITNESS STUDIO



SUITE FEATURES

- Existing fitness studio with windows
- Reception
- Restrooms/showers
- Office/storage room

KEY



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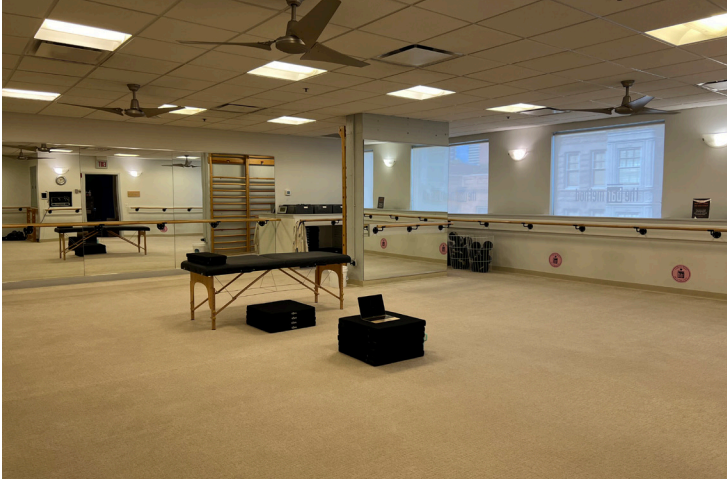
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SUITE 208



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