

For Lease

30 E Third Street
Morgan Hill, CA



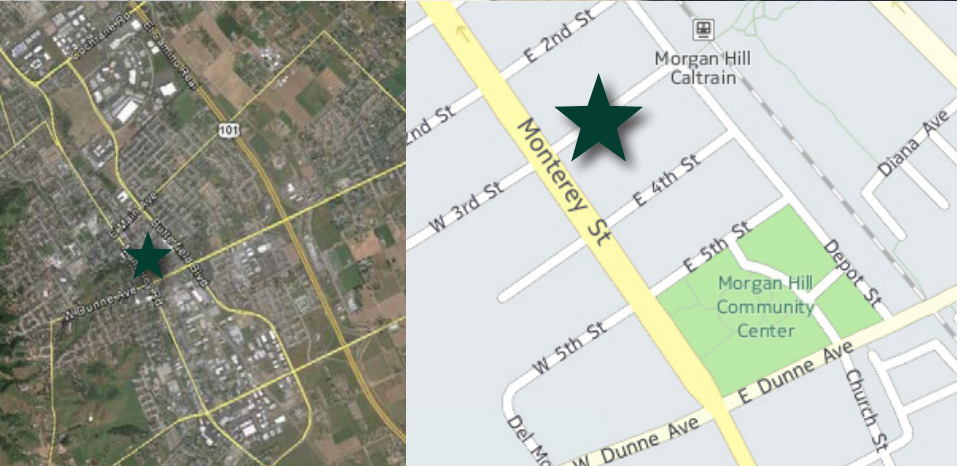
 **PRIME COMMERCIAL**
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Features

- 1,150 SF Available Now
- \$3.00/SF, NNN
- Excellent Location in the Heart of Downtown Morgan Hill
- Perfect for Frozen Yogurt, Has Some Equipment and Plans Available
- Immediately Adjacent to New Public Parking Garage
- Charming, Well Maintained, & Recently Remodeled Building
- Morgan Hill is the New "HOT" Spot with Many New Retail & Residential Developments in the Area

Demographics

	<u>1 Mile</u>	<u>3 Miles</u>	<u>5 Miles</u>
Population	18,427	46,507	57,617
Avg. HH Income	\$112,194	\$137,296	\$143,044

Traffic Counts

Monterey St	17,633 ADT
E Dunne	17,324 ADT
Main Ave	13,031 ADT

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