

# FOR SALE



- 3,500± SF professional office building located in the Applegate Professional Center
- Prime location just east of US-19 and SR-50 with excellent accessibility and visibility
- Efficient office flow and circulation design
- High ceilings and attractive professional finishes throughout
- Existing tenant in place through 2/28/2027 providing interim income
- Excellent owner-occupant opportunity with anticipated future availability upon tenant relocation
- Multiple window-lined perimeter offices create a bright and productive work environment
- Designed with the ability to efficiently separate into two independent units

5286 Applegate Dr. | Spring Hill, FL 34668

Sale Price: \$699,000 | 3,500 SF Office

## Applegate Professional Center

Heidi Tuttle-Beisner, CCIM

Broker/President

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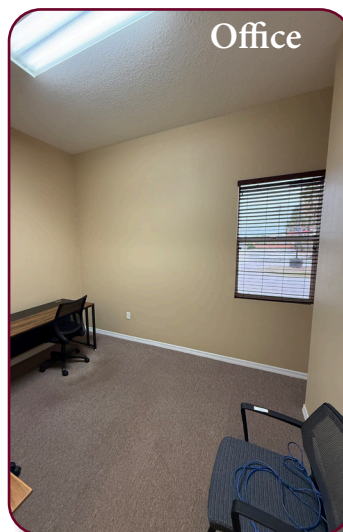
cap-realty.com



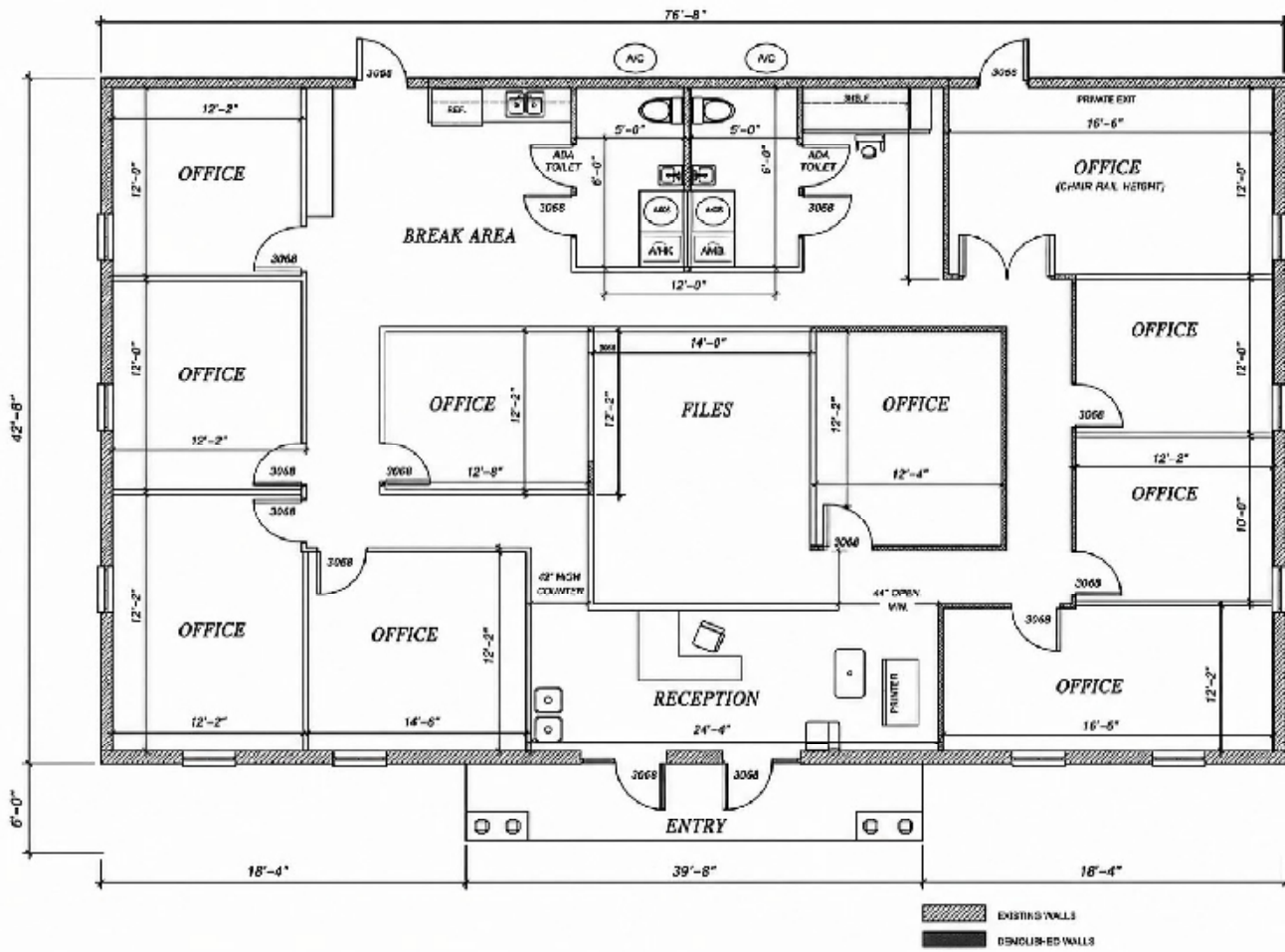
**COMMERCIAL ASSET  
PARTNERS**

# INTERIOR

# PROPERTY FEATURES



# FLOOR PLAN | 3,500 SF



## Functional floor plan featuring:

Welcoming reception/lobby

Multiple private, perimeter offices with windows

Large conference room

Spacious breakroom/kitchen

Dedicated file/storage room

PROPERTY FEATURES



## Demographics | 5 Miles



\$76,934

Average HH Income



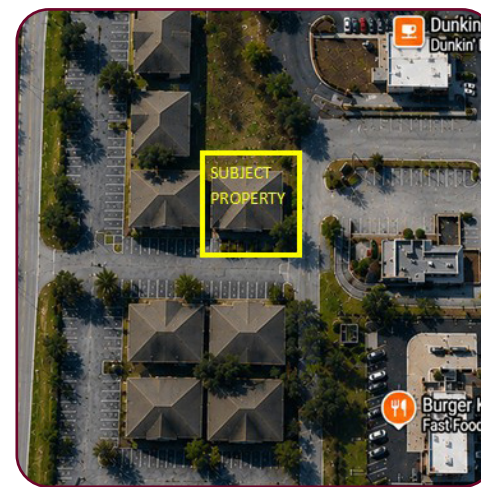
51.3

Median Age



67,172

Population



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(727) 376-4900

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