

# LEASE

## PROFESSIONAL OFFICE PLAZA

5425 Chumuckla Hwy Pace, FL 32571



### PROPERTY DESCRIPTION

New freestanding building located at the lighted intersection of Chumuckla Hwy and Education Dr., this site is surrounded by schools and residential developments, with 5 Points only a half a mile north of this site. This newly constructed building is 1,000 SF and includes a reception/ waiting area, two private rooms, one conference room, breakroom, and two restrooms. Demographics within a 5-mile radius include a Total Population of 44,690 and an Average Household Income of \$111,960. FDOT reports an AADT of 20,314.

### PROPERTY HIGHLIGHTS

- New Construction. Freestanding. AADT 20,314. More than 1500 New Homes under construction in immediate area. Located a half mile to 5 Points and 2.5 Miles to US Hwy 90.

### OFFERING SUMMARY

Lease Rate:	\$26.00 SF/yr (NNN)
NNN Rate:	\$3.50 SF/yr
Available SF:	1,000 SF

**Melissa Glyptis Simpson**  
(850) 733-6532



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## INTERIOR PHOTOS

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## EXTERIOR IMAGES

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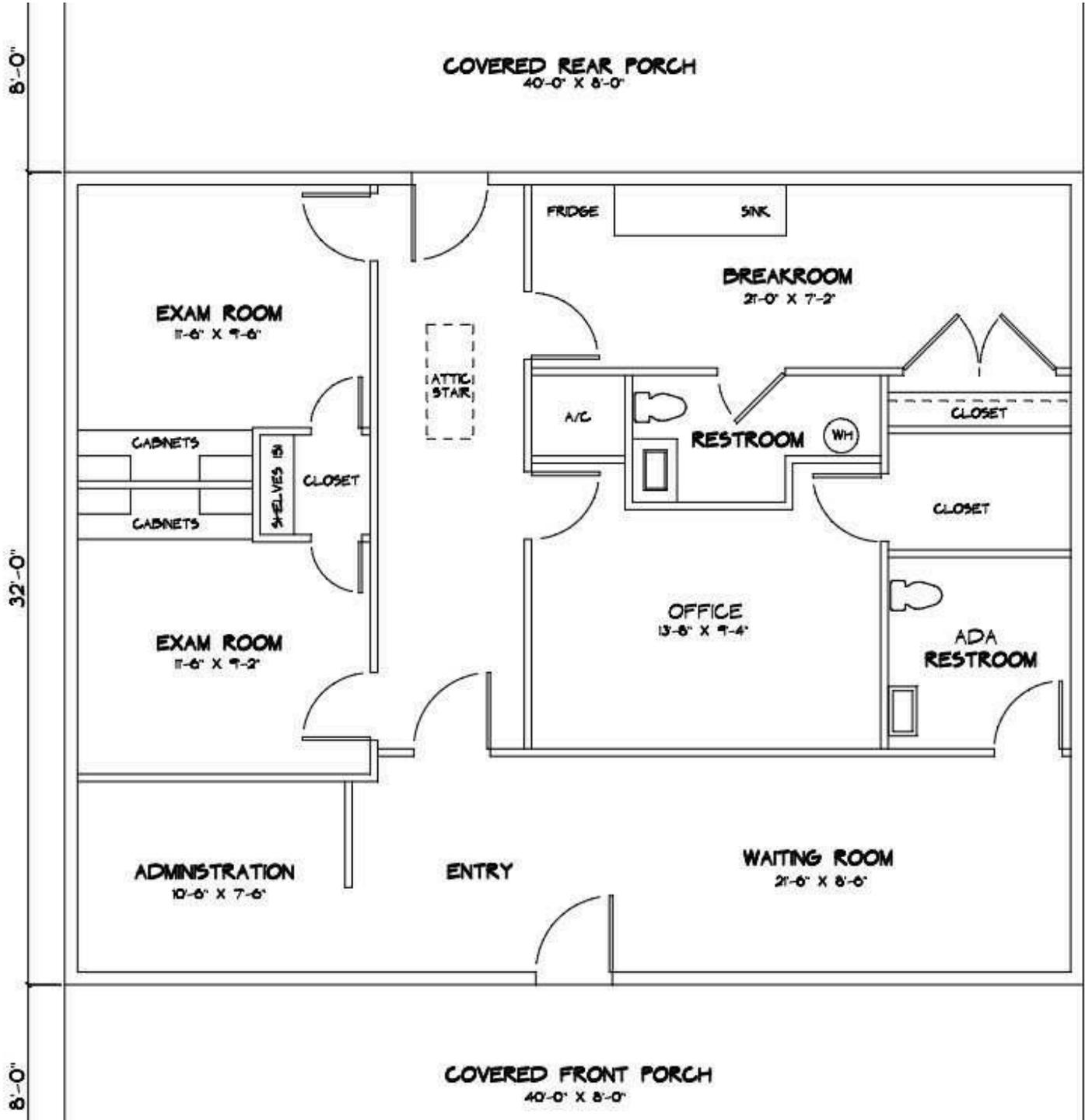


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**BUILDING C. 1,000 SF**

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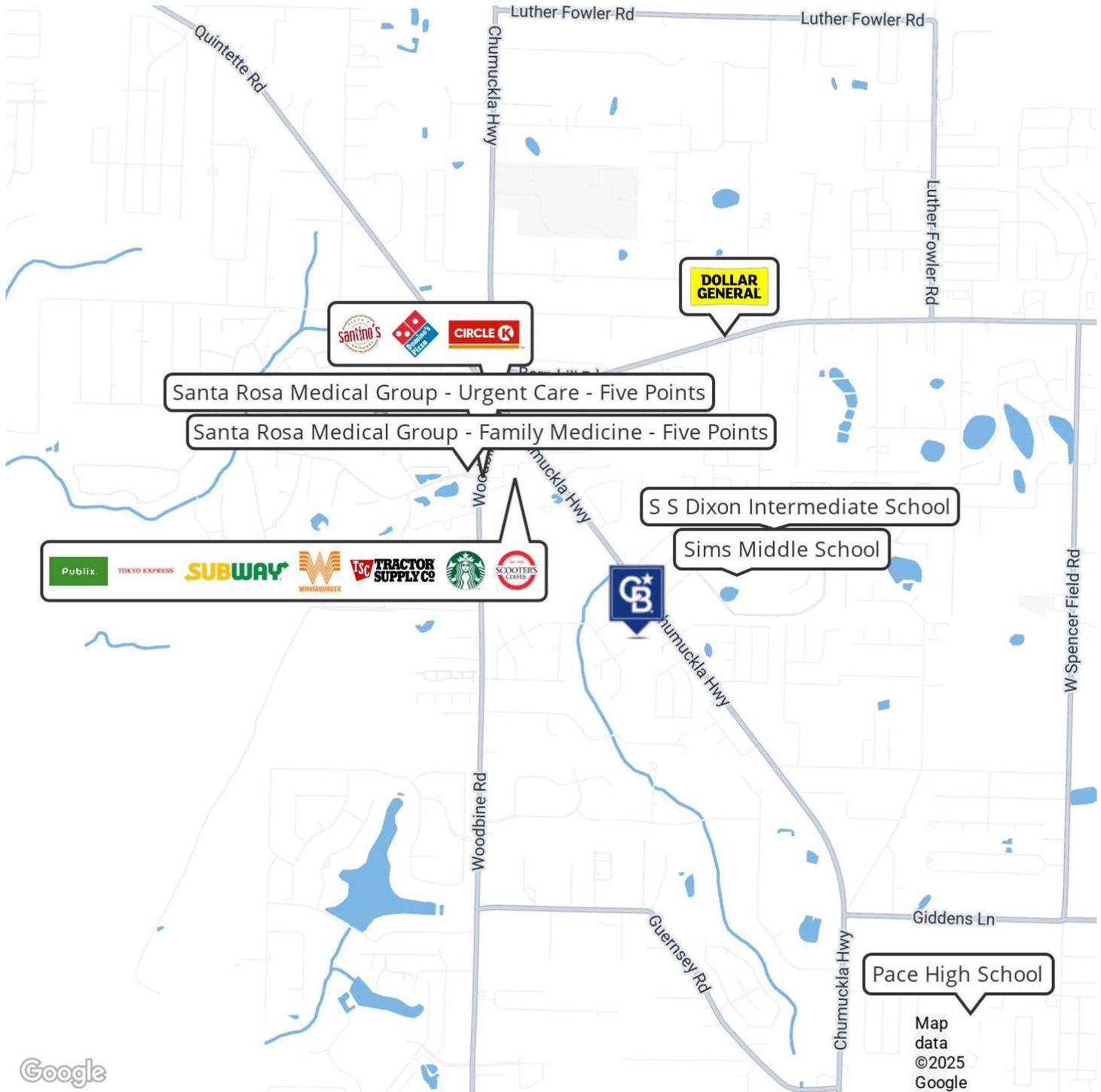
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**5425 CHUMUCKLA HWY**  
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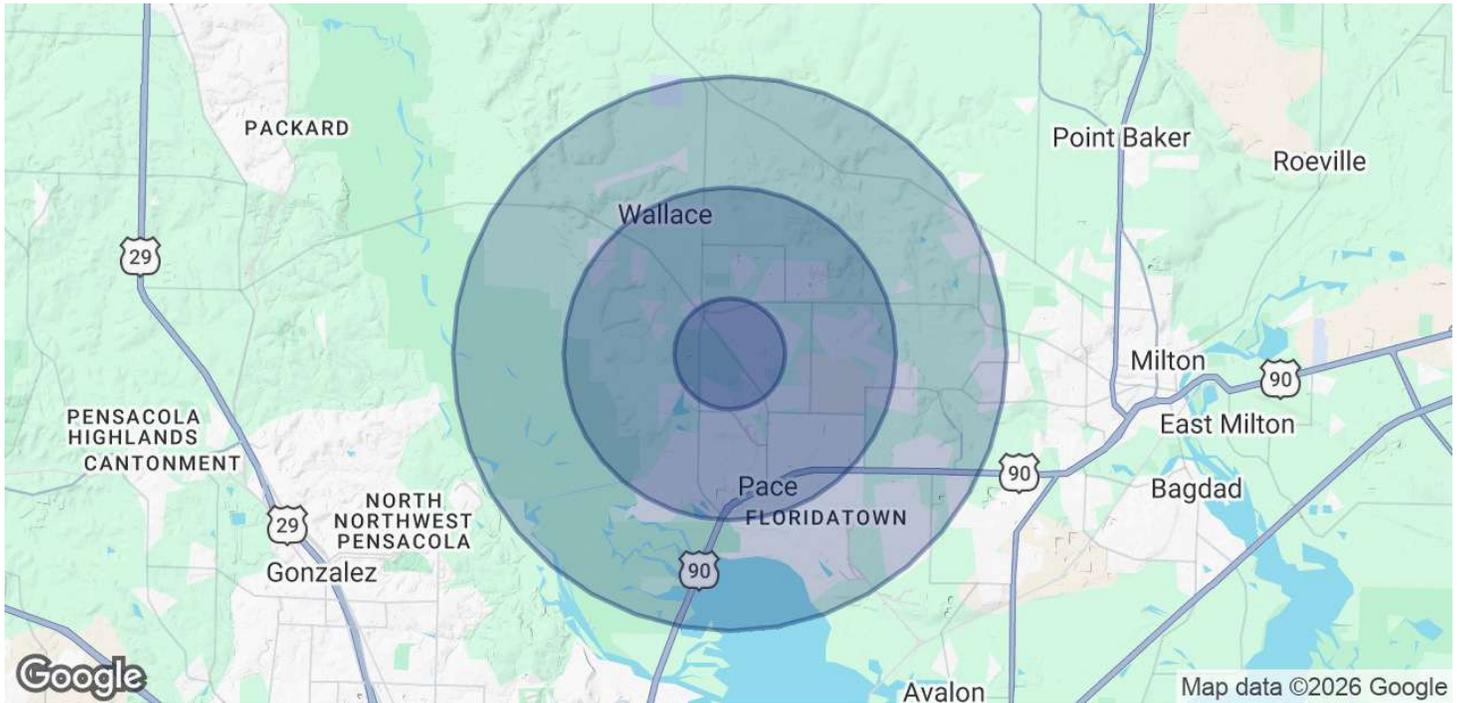
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<b>POPULATION</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Population	4,965	27,633	44,551
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	41	41	41

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>3 MILES</b>	<b>5 MILES</b>
Total Households	1,753	9,823	16,131
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$110,942	\$114,812	\$111,910
Average House Value	\$416,015	\$369,463	\$358,644

<b>TRAFFIC COUNTS</b>	
	20,314/day

\* Demographic data derived from 2020 ACS - US Census

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