

7326 Broad St



7326 BROAD ST, BROOKSVILLE, FL 34601

For Lease



For more information please contact:

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2870 S Ingram Mill Rd | Springfield, MO 65804 | 417.877.7900 | JaredCommercial.com





For Lease

PROPERTY DESCRIPTION

Welcome to 7326 Broad St, Brooksville, FL, 34601, where an exceptional leasing opportunity awaits. This distinguished property showcases a modern architectural design and a spacious, customizable interior, ideal for meeting a variety of business needs. The ample parking and straightforward access ensure convenience for customers and employees alike. With prominent signage potential and adaptable layout options, this property provides an outstanding platform for businesses seeking to establish a significant retail presence. Take advantage of this prime location and elevate your business in a space thoughtfully designed to maximize visibility and accessibility. Unleash the potential of this strategically positioned property for your business endeavors.

PROPERTY HIGHLIGHTS

OFFERING SUMMARY

Lease Rate:	\$20.00 SF/yr (NNN)		
Number of Units:	1		
Available SF:	2,850 SF		
Lot Size:	1.82 Acres		
Building Size:	9,600 SF		

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	1,470	5,941	12,221
Total Population	3,199	13,526	29,461
Average HH Income	\$59,044	\$67,346	\$81,288

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LEASE SPACES

For Lease



LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,850 SF	Lease Rate:	\$20.00 SF/yr

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
7318	Available	2,850 SF	NNN	\$20.00 SF/yr	South End-Cap.

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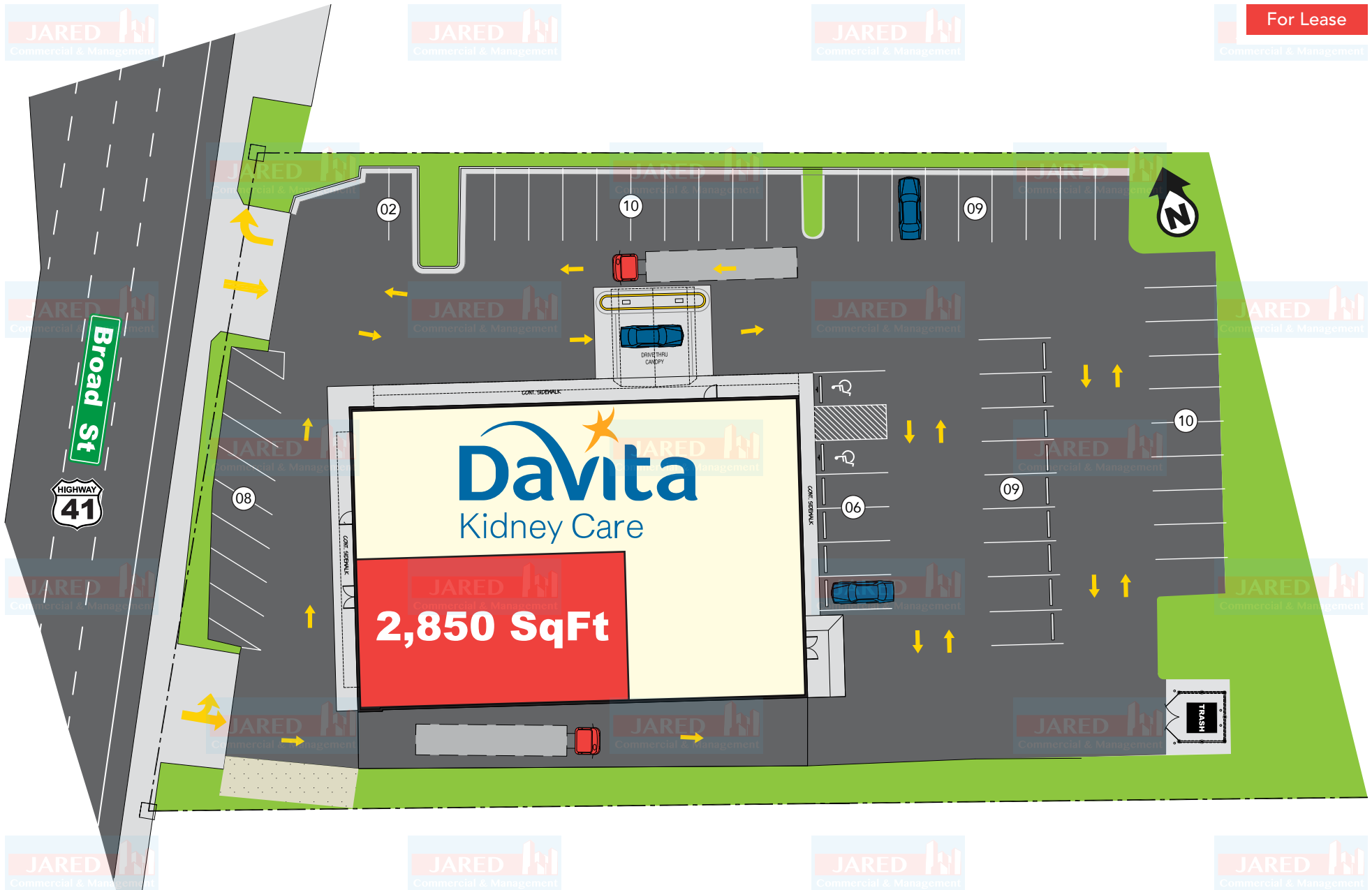
The statements, terms and conditions set forth in this advertisement are deemed reliable but not guaranteed and remain, at all times, subject to change by the property owner(s) without notice. The property owner(s) reserves the right, at its sole and absolute discretion to adjust the price and remove the property from the market at any time without notice. The property owner(s) reserves the right to reject any and all offers and transactions are subject to the execution of the definitive agreements. Jared Commercial makes no guarantees, representations or warranties regarding its accuracy. The property owner's obligations for the purchase or sale of any property shall be expressly subject to the execution of a definitive purchase agreement between the owner and buyer.

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SITE PLAN



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RETAILER MAP

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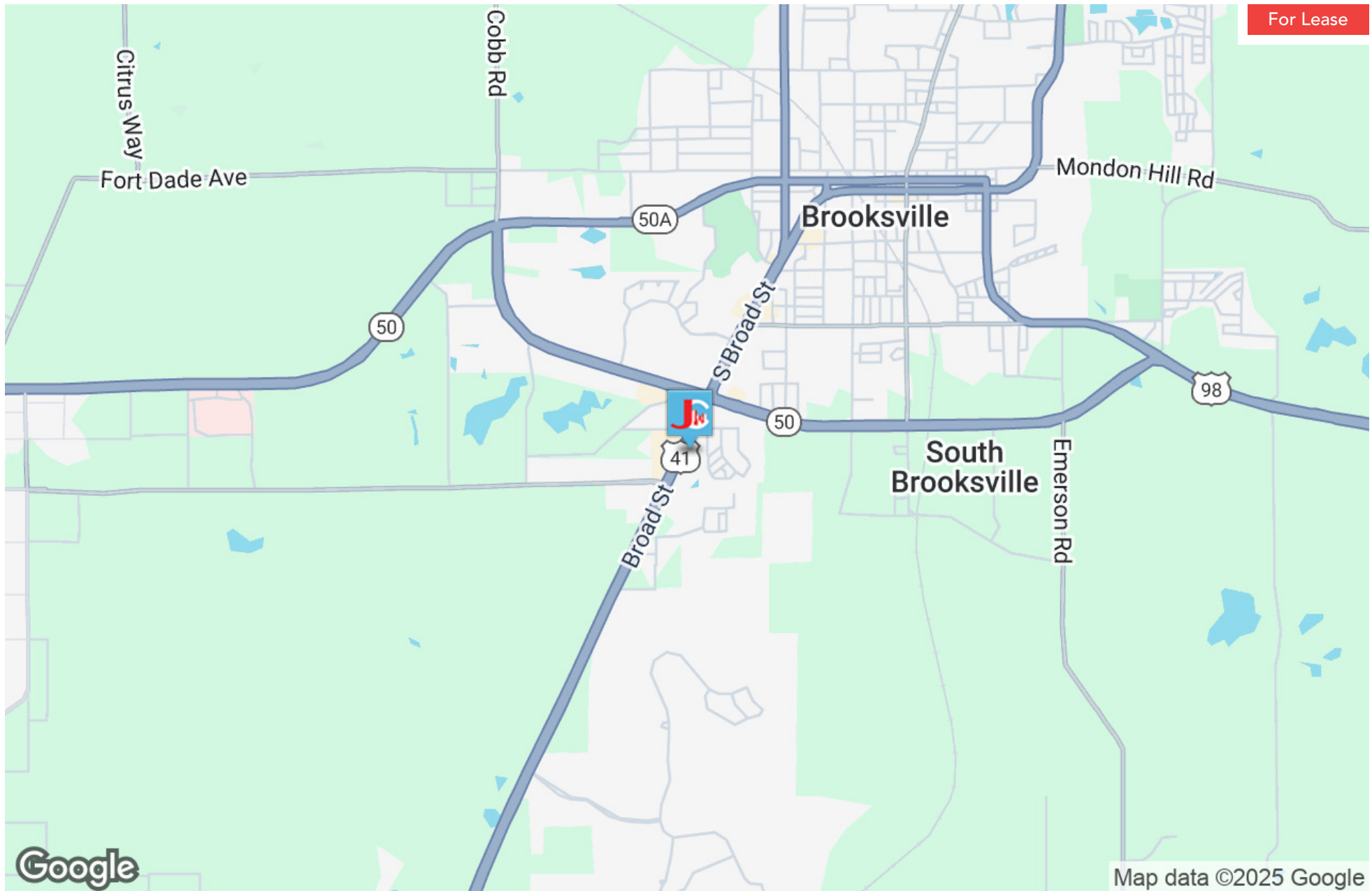
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LOCATION MAP

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DEMOGRAPHICS MAP & REPORT

POPULATION

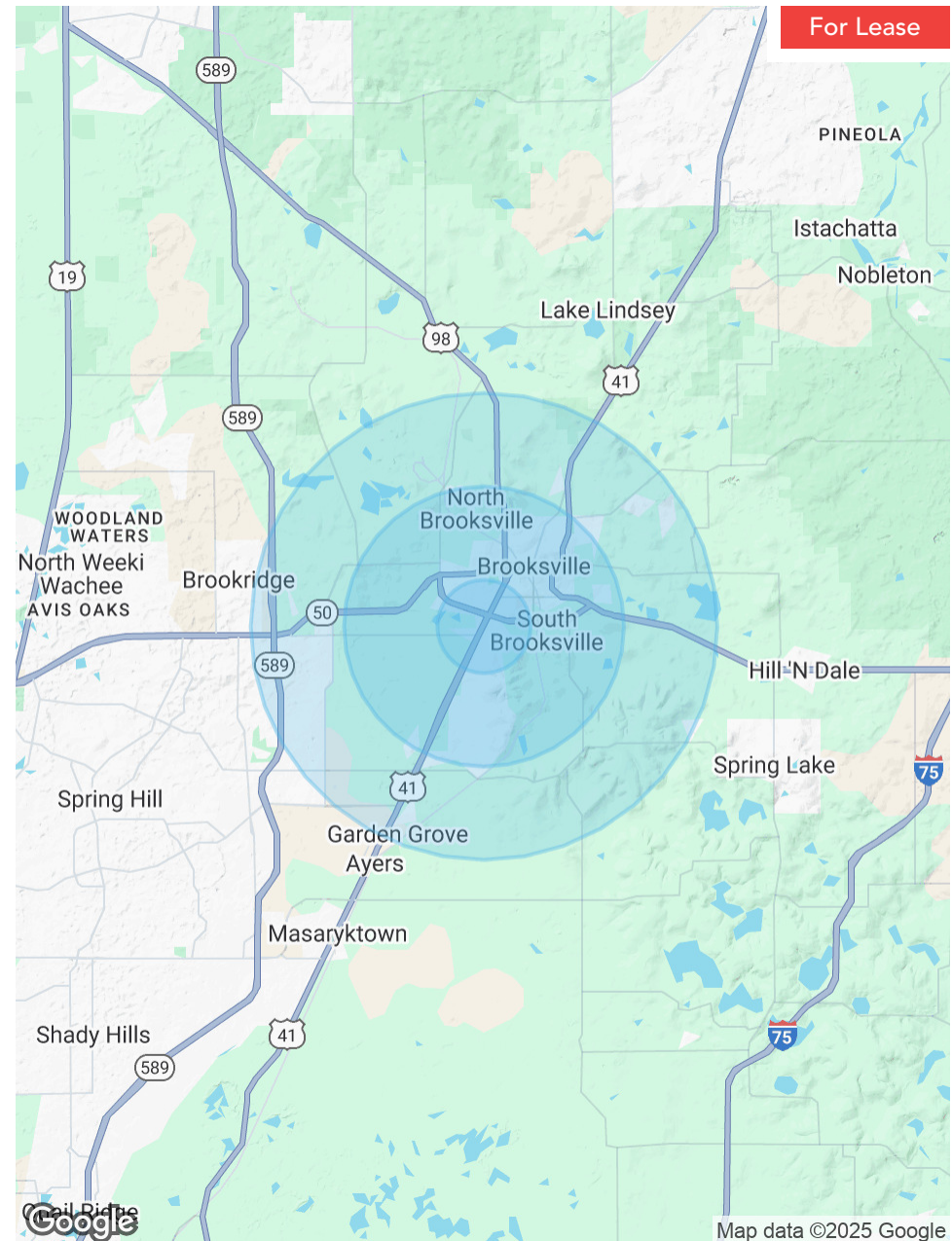
	1 MILE	3 MILES	5 MILES
Total Population	3,199	13,526	29,461
Average Age	44	46	47
Average Age (Male)	42	44	46
Average Age (Female)	46	47	48

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,470	5,941	12,221
# of Persons per HH	2.2	2.3	2.4
Average HH Income	\$59,044	\$67,346	\$81,288
Average House Value	\$196,328	\$220,537	\$273,242

Demographics data derived from AlphaMap

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