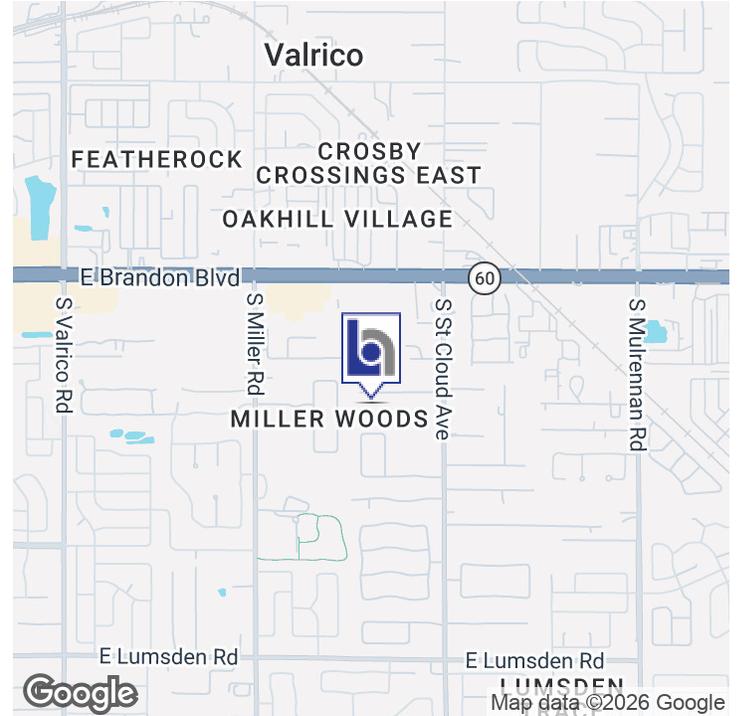




Executive Summary

2581 FLORIDA 60 | INDUSTRIAL PROPERTY FOR LEASE



OFFERING SUMMARY

Lease Rate:	Negotiable
Building Size:	4,250 SF
Available SF:	4,250 SF
Number of Units:	1

PROPERTY OVERVIEW

Introducing a prime commercial leasing opportunity at 2581 Florida 60, Valrico, FL, 33594. This versatile property features a spacious interior with ample natural light, perfect for creating a productive and inviting workspace. Tastefully designed with modern finishes, the property offers flexibility for various business needs. With its convenient location and high visibility, this property provides an ideal setting for attracting customers and clients. Ample parking and excellent accessibility make it a practical choice for businesses of all types. Don't miss this chance to elevate your business in a dynamic and thriving location.

PROPERTY HIGHLIGHTS

- Bay door size is 16' x 12'
- 1 phase power
- \$3.50/psf NNN
- One of a kind property in a densely infill submarket
- Turnkey
- Ideal for Trade/Small Business

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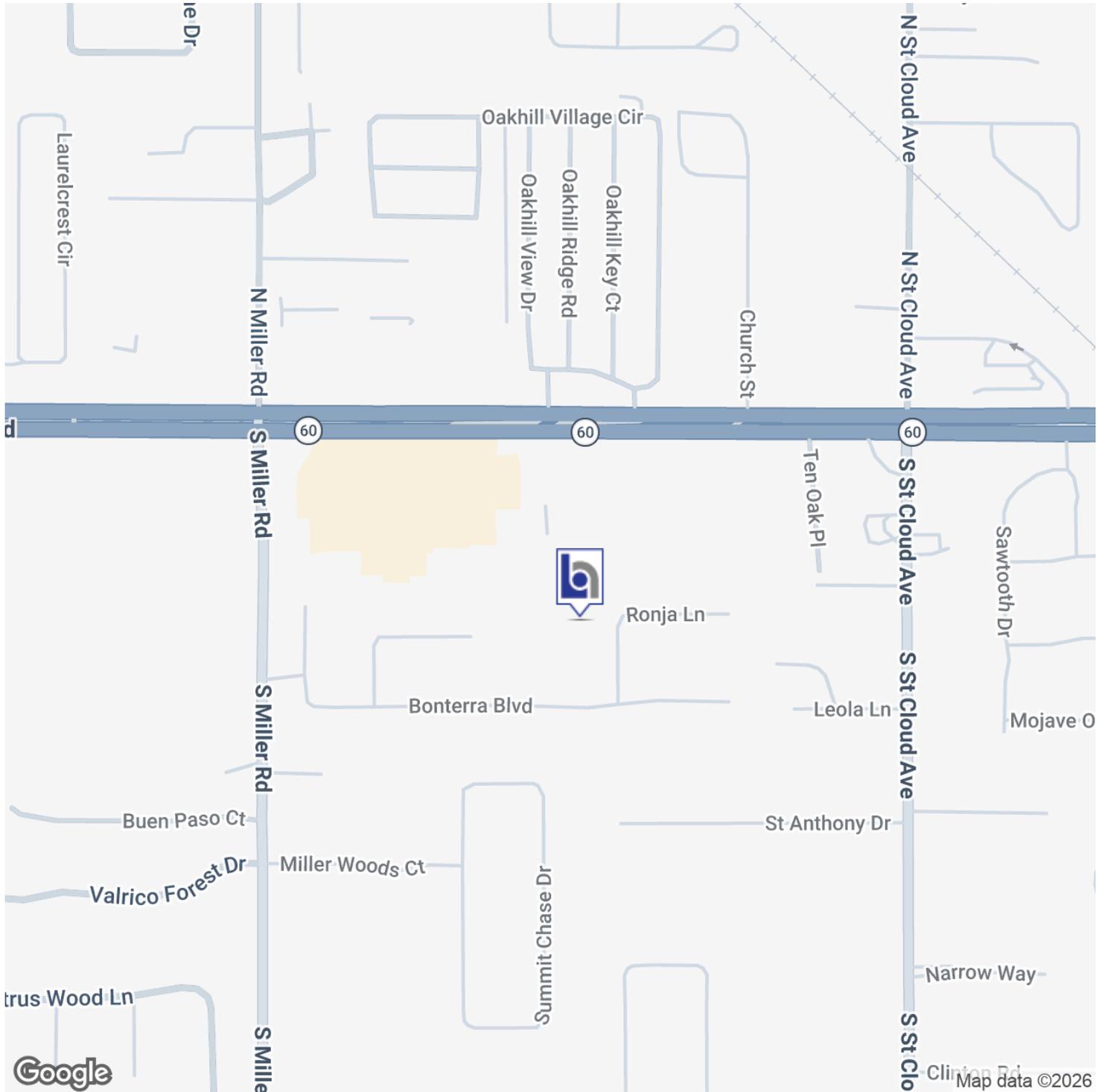
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Location Map

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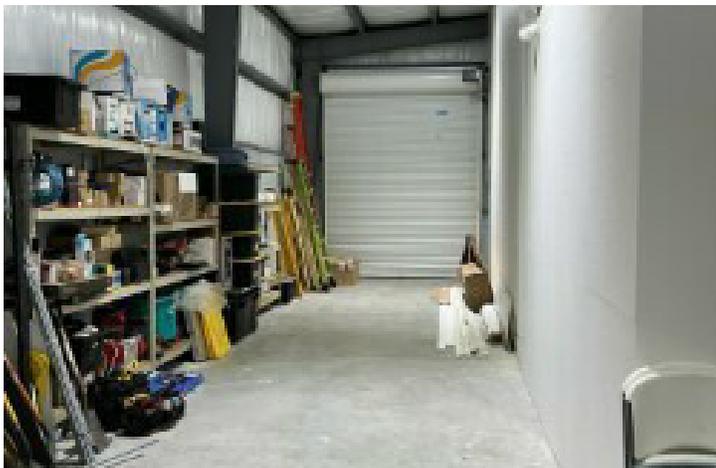
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Additional Photos

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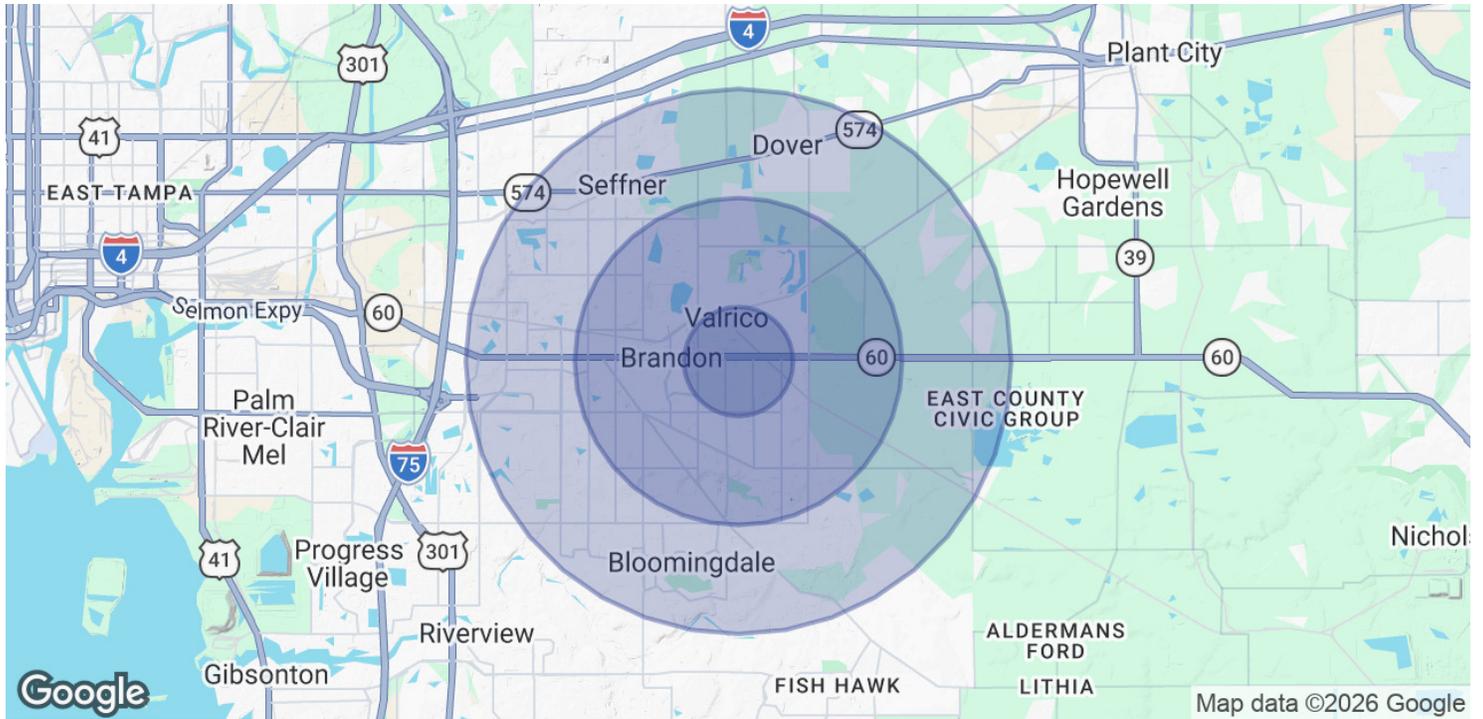
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Demographics Map & Report

2581 FLORIDA 60 | INDUSTRIAL PROPERTY FOR LEASE



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	11,940	67,674	163,255
Average Age	45	42	41
Average Age (Male)	43	41	40
Average Age (Female)	46	43	42
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	4,794	24,704	59,313
# of Persons per HH	2.5	2.7	2.8
Average HH Income	\$98,466	\$113,082	\$111,409
Average House Value	\$325,829	\$373,427	\$375,920

Demographics data derived from AlphaMap

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