



# Executive Summary

6000 GULFPORT BLVD S | OFFICE BUILDING FOR LEASE



## OFFERING SUMMARY

Lease Rate:	\$28.00 PSF (NNN)
CAM:	\$7.19 PSF
Available SF:	3,571 SF
Lot Size:	0.97 Acres
Year Built:	1983
Zoning:	PUD

## PROPERTY OVERVIEW

Welcome to 6000 Gulfport Blvd S in Gulfport, FL, where an exceptional leasing opportunity awaits. Located in Gulfport, FL at the entrance to Pasadena Gulf and Yacht Club. This prime property offers versatile space suitable for various business uses. Boasting ample parking and high visibility, it presents an excellent platform for attracting clientele. The well-appointed interior showcases modern amenities, ensuring a comfortable and professional setting for operations. Featuring 8 private offices, conference room, breakroom, large open work space, two patios, and large covered carport. Whether for retail, office, or alternative purposes, this space offers dynamic potential. Embrace the opportunity to establish a presence in this thriving location.

## PROPERTY HIGHLIGHTS

- Prime location at entrance to Pasadena Gulf and Yacht Club
- 8 private offices, conference room, breakroom, large open work space, two patios, and large covered carport
- Plenty of parking
- New roof 2025

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**bounat**  
Boutique Firm | National Reach



## Additional Photos

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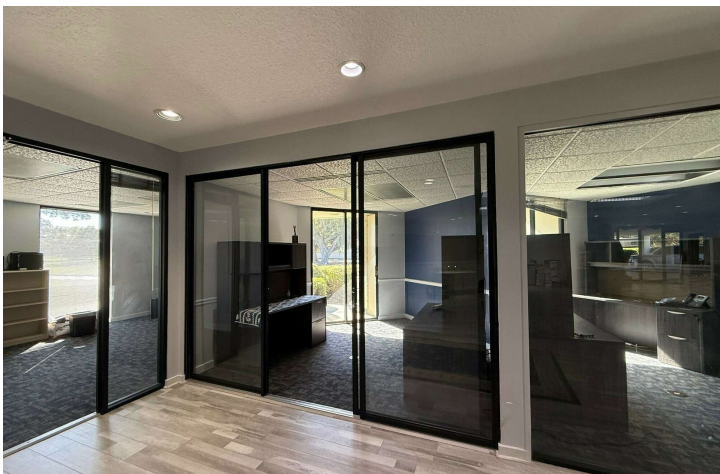
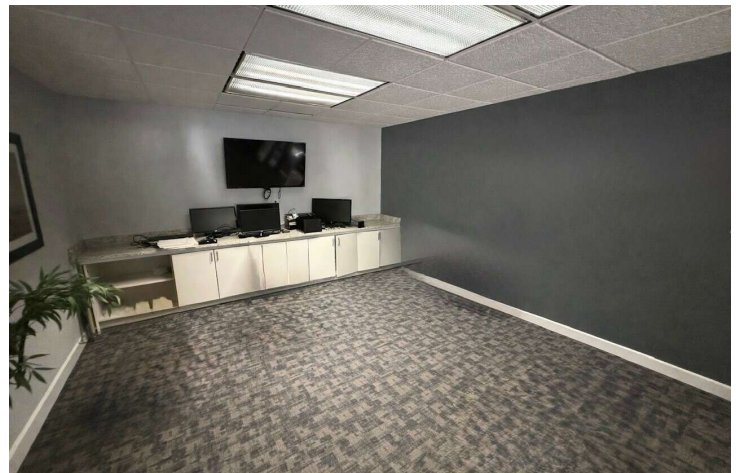
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## Additional Photos

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# Aerial Map

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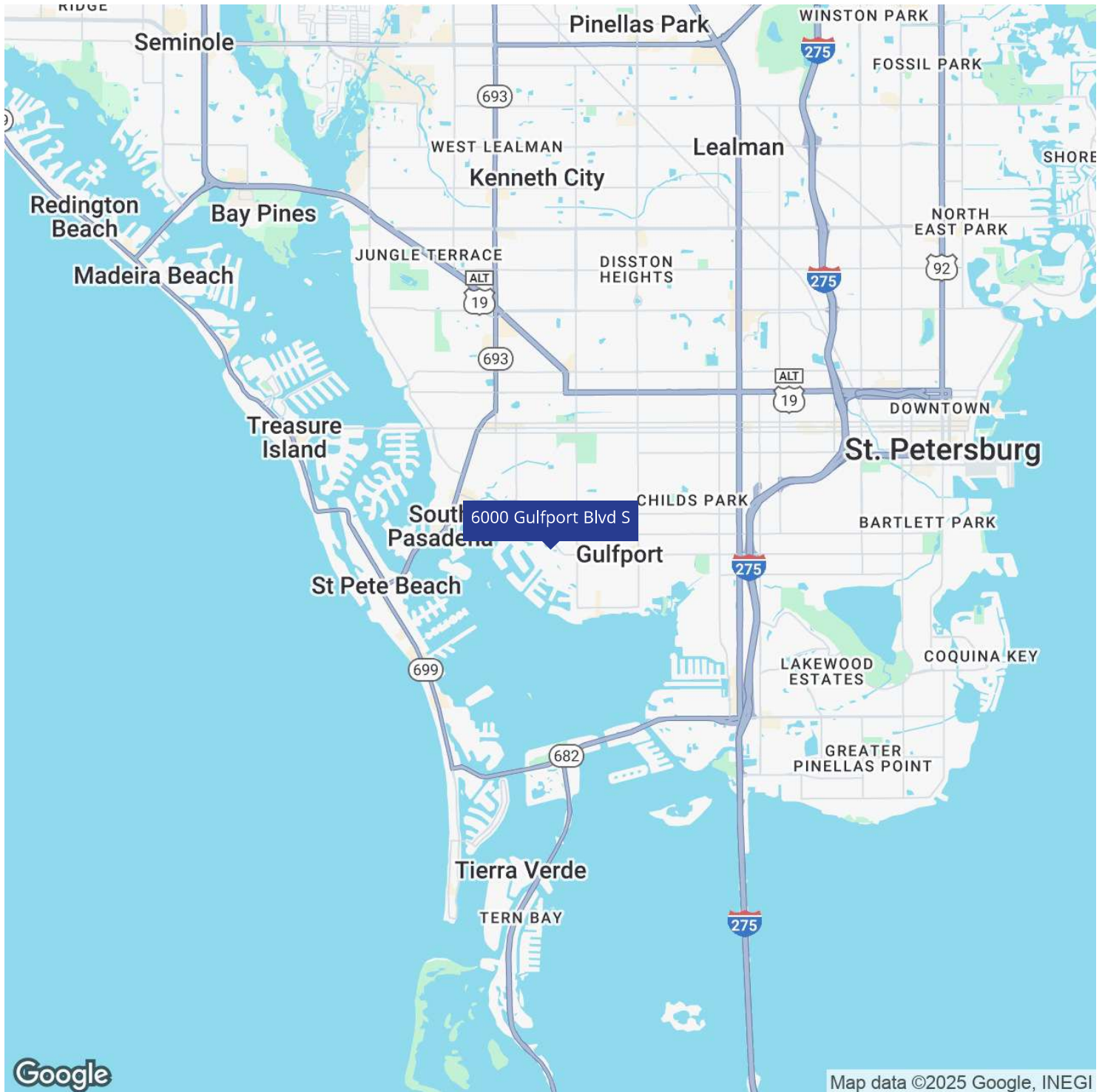


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# Location Map

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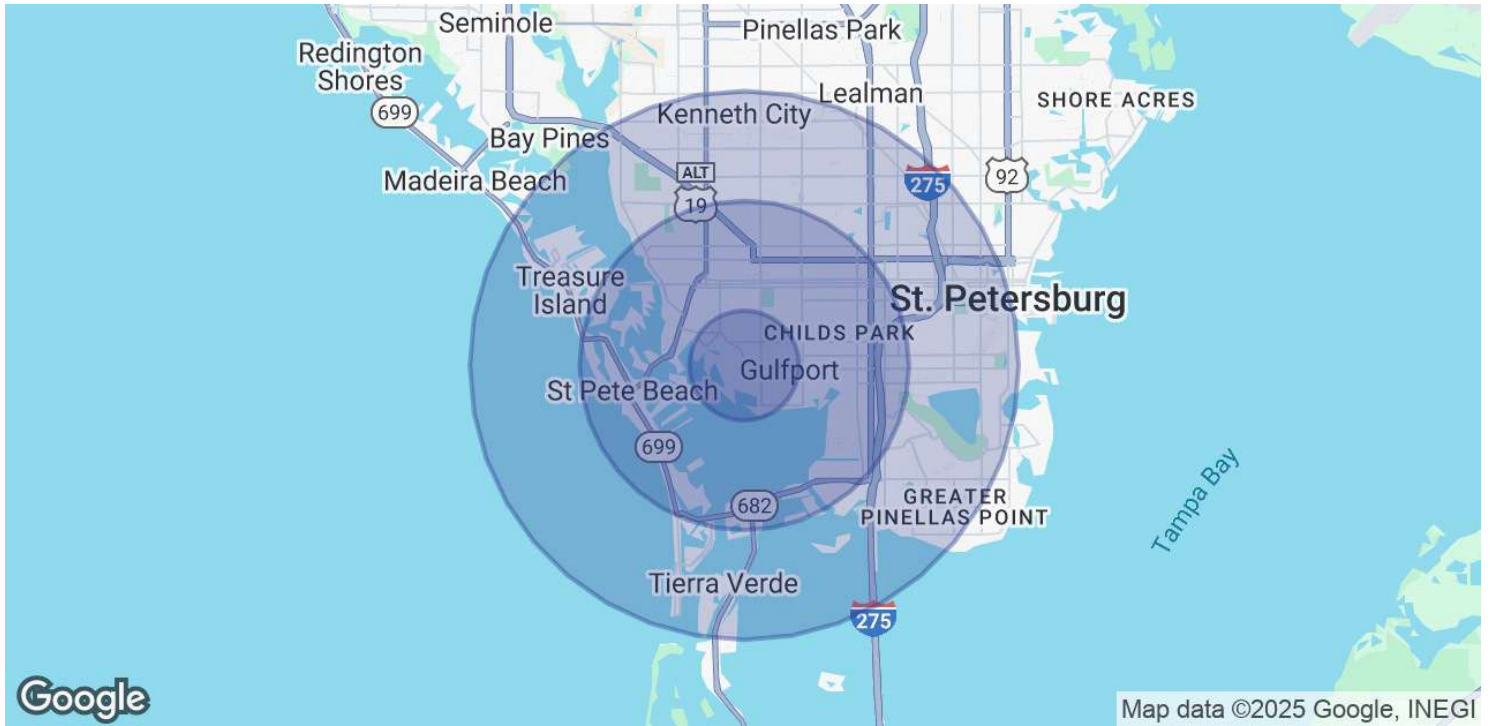






# Demographics Map & Report

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	10,717	85,265	211,818
Average Age	54	50	47
Average Age (Male)	53	49	46
Average Age (Female)	55	51	47

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	5,746	41,506	97,760
# of Persons per HH	1.9	2.1	2.2
Average HH Income	\$88,692	\$98,005	\$92,179
Average House Value	\$517,831	\$446,181	\$394,901

Demographics data derived from AlphaMap