

1519 OHIO AVENUE | RENOVATED 4,500 SF RETAIL/WAREHOUSE ON LYNN HAVEN'S MAIN STREET

1519 OHIO AVENUE, LYNN HAVEN, FL 32444



360° VIRTUAL TOUR

PROPERTY DESCRIPTION

New Construction / Recently Renovation - 1519 Ohio Avenue is a 4,315 +/- SF L-shaped retail/ warehouse building and is a corner lot situated on Lynn Haven's main retail corridor. The building has two (2) units, Suite A is 2,396 SF +/-, and Suite B is 1,919 SF +/- (4,315 SF +/- total). Suite B 100% air conditioned and is available For Lease. 3D Tour and building floor plan are available in the documents section. Both units are individually metered for power and possess grade-level roll-up door(s), private offices, and an ADA restroom. The building's floor plan is provided in the Document Section. 2023 Estimated Operating Expenses \$5.19/ SF

PROPERTY HIGHLIGHTS

- Hwy 77/ Ohio Ave - New Construction Lynn Haven's Main Street
- Suite B - 1,919 +/- SF (Retail - Warehouse / Available)

OFFERING SUMMARY

Lease Rate:	\$22.00 SF/yr (NN)
Number of Units:	2
Available SF:	1,304 - 1,919 SF
Lot Size:	0.34 Acres
Building Size:	4,315 SF

DEMOGRAPHICS	1 MILE	5 MILES	10 MILES
Total Households	2,917	29,005	74,602
Total Population	7,365	64,562	145,706
Average HH Income	\$61,424	\$65,901	\$58,296

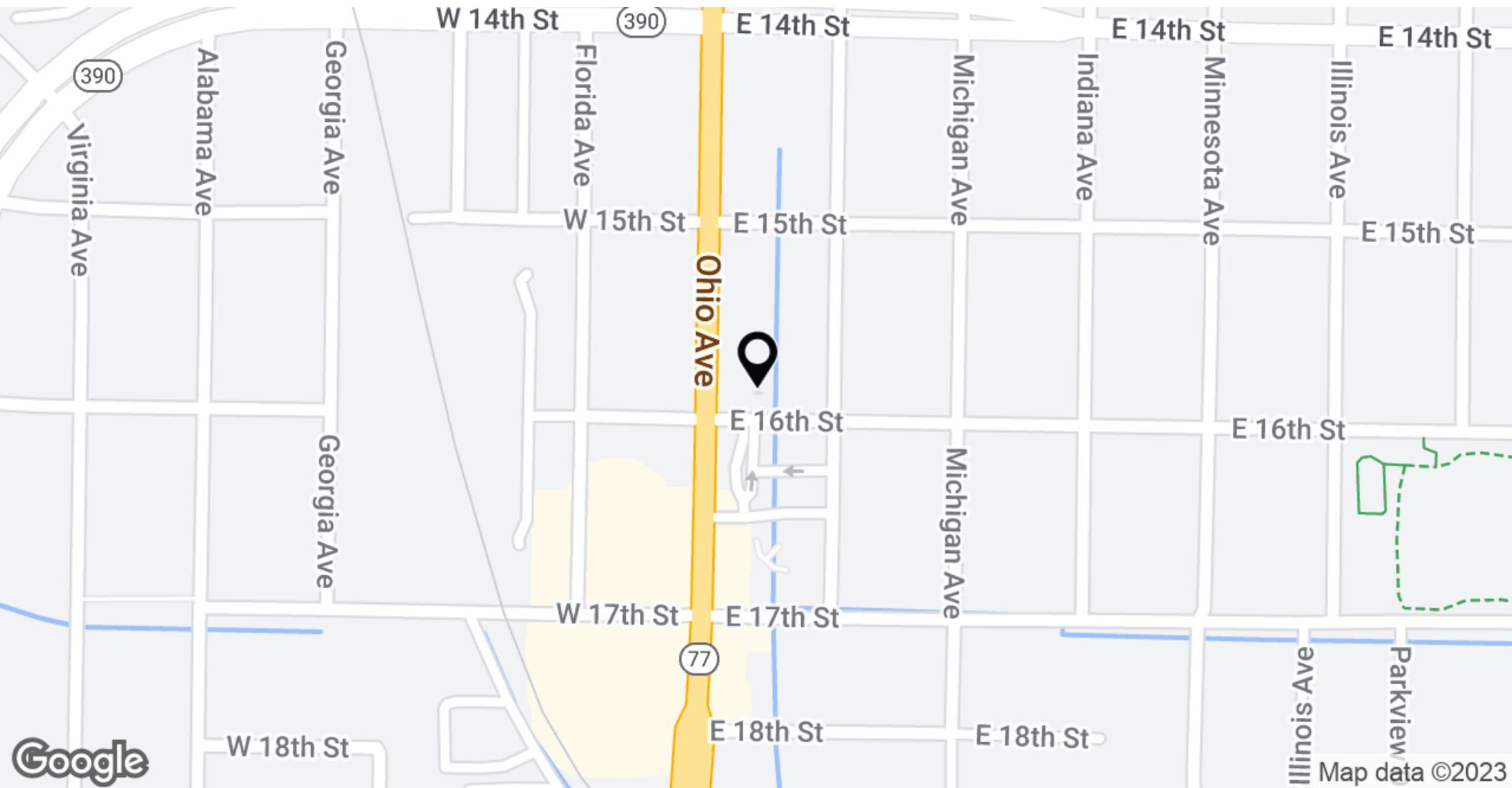
Five Bridges Real Estate
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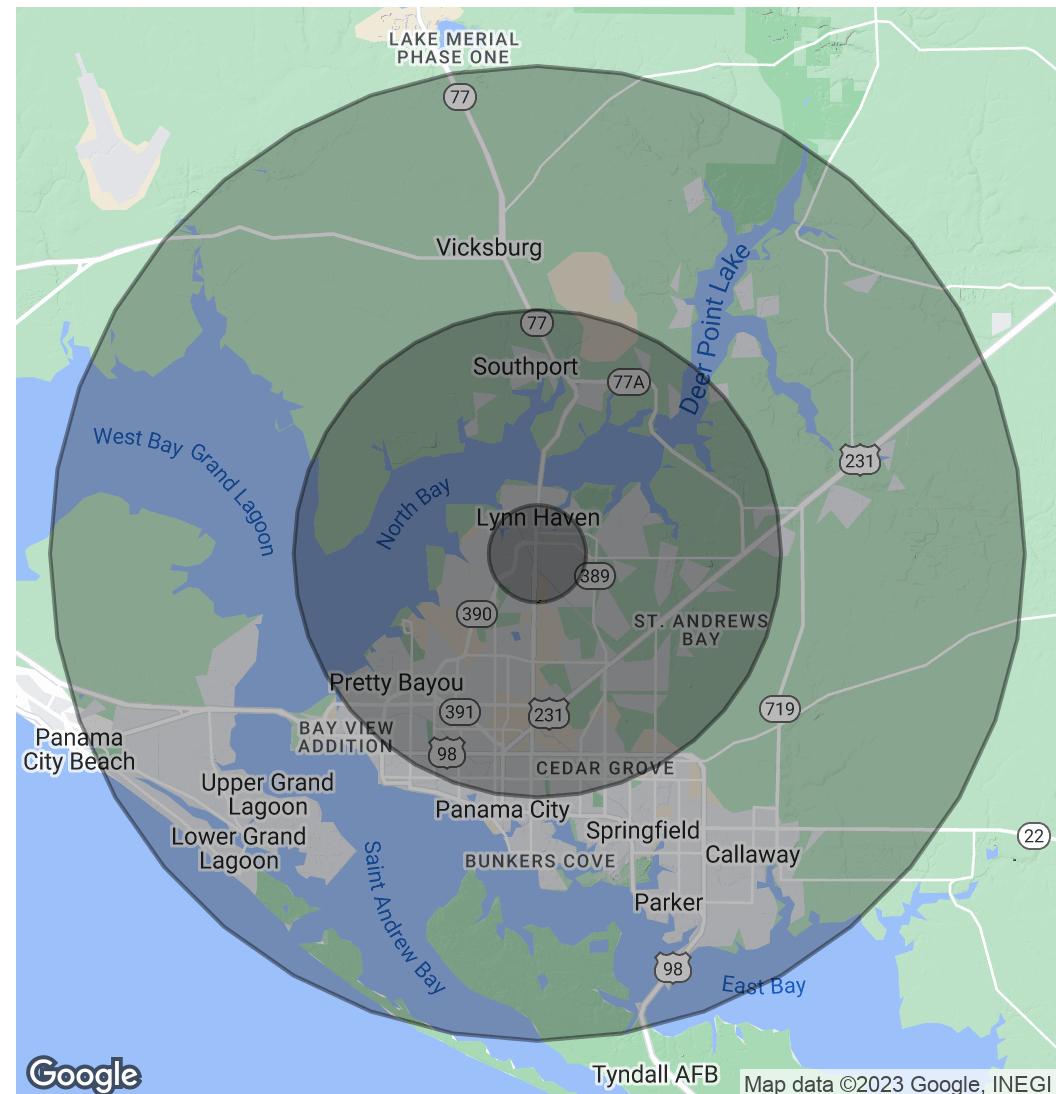


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POPULATION	1 MILE	5 MILES	10 MILES
Total Population	7,365	64,562	145,706
Average Age	35.4	39.0	40.2
Average Age (Male)	35.1	38.4	38.9
Average Age (Female)	36.2	40.1	41.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	2,917	29,005	74,602
# of Persons per HH	2.5	2.2	2.0
Average HH Income	\$61,424	\$65,901	\$58,296
Average House Value	\$192,991	\$186,647	\$189,572

* Demographic data derived from 2020 ACS - US Census



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