

OFFICE BUILDING FOR SALE / LEASE

Freestanding Office- Downtown Dade City

38016 Pasco Ave.
Dade City, FL 33525



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38016 Pasco Ave., Dade City, FL 33525



PROPERTY DESCRIPTION

Prime office building available for sale or lease at 38016 Pasco Ave, Dade City, FL. Ideally located near US 301, this property offers excellent accessibility in the heart of Dade City's business district. Within walking distance of government offices, banks, the Chamber of Commerce, the Courthouse, and the Library, as well as numerous restaurants, shops, and the renowned Dade City Antiques District, this location provides unmatched convenience for professionals and businesses. An outstanding opportunity for those seeking a strategic and highly visible office space in a thriving commercial hub.

PROPERTY HIGHLIGHTS

- Layout includes: reception area, various offices, conference room, storage, breakroom and bathroom.
- Historic 1920 building with character
- 1,248 SF ideal for small office use
- Well-maintained, move-in ready condition

OFFERING SUMMARY

Sale Price:	\$325,000		
Lease Rate:	\$17.00 SF/yr (MG)		
Lot Size:	0.11 Acres		
Building Size:	1,248 SF		
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,971	6,380	10,928
Total Population	5,270	17,432	28,748
Average HH Income	\$70,757	\$75,223	\$85,160

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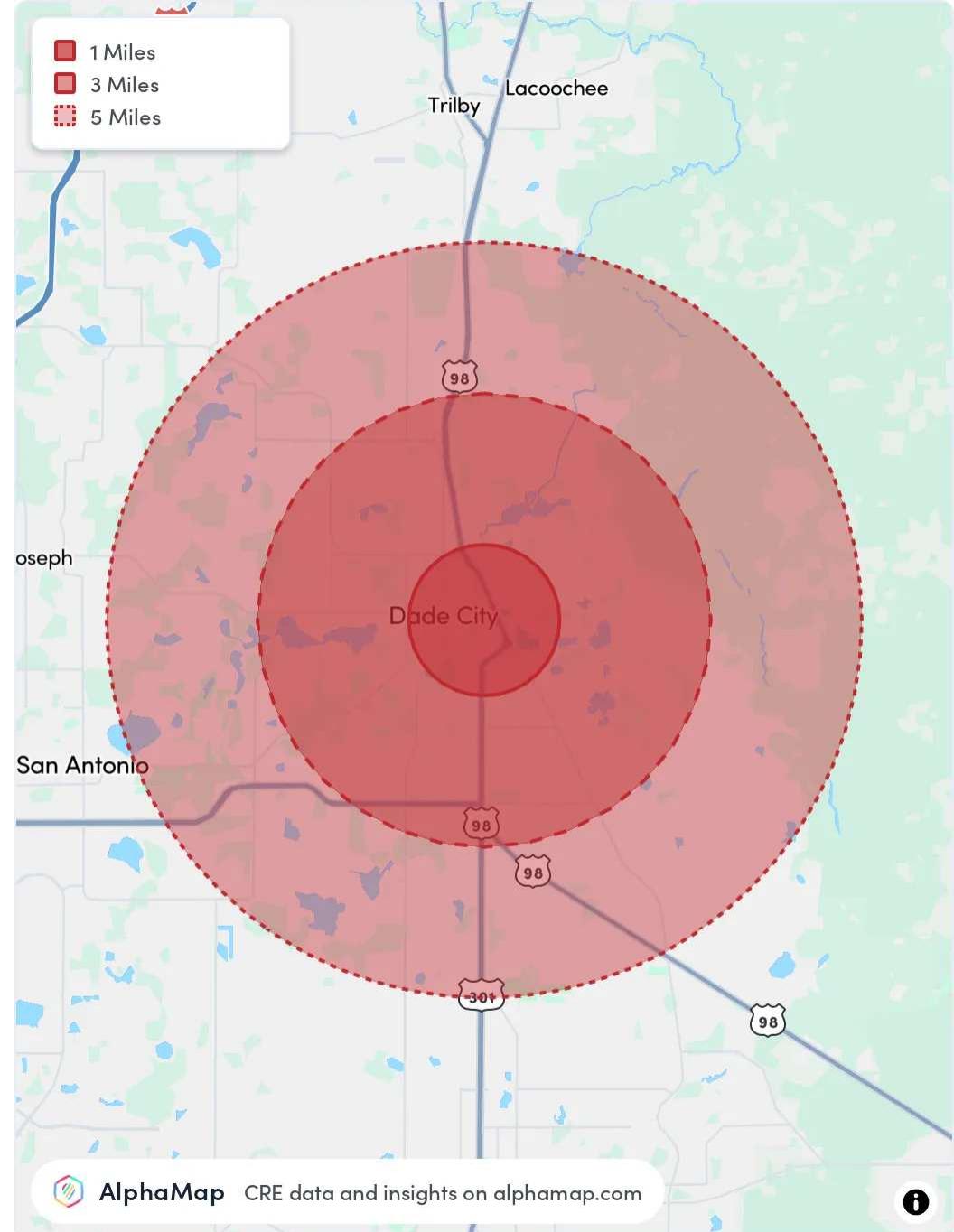


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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	5,270	17,432	28,748
Average Age	41	41	43
Average Age (Male)	38	39	42
Average Age (Female)	43	42	45
HOUSEHOLD & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,971	6,380	10,928
Persons per HH	2.7	2.7	2.6
Average HH Income	\$70,757	\$75,223	\$85,160
Average House Value	\$222,601	\$258,171	\$296,756
Per Capita Income	\$26,206	\$27,860	\$32,753

Map and demographics data derived from AlphaMap



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