

OFFICE BUILDING FOR SALE / LEASE

Freestanding Office- Downtown Dade City

38016 Pasco Ave.
Dade City, FL 33525

Cody Brightwell
Managing Director
C: 440.376.1006
cody@nyecommercial.com

Luis Cardenas
Senior Associate
C: 813.830.2031
luis@nyecommercial.com



4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | nyecommercial.com

Freestanding Office-Downtown Dade City

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

Cody Brightwell
Managing Director
C: 440.376.1006
cody@nyecommercial.com

Luis Cardenas
Senior Associate
C: 813.830.2031
luis@nyecommercial.com



Freestanding Office-Downtown Dade City

38016 Pasco Ave., Dade City, FL 33525



Cody Brightwell
Managing Director
C: 440.376.1006
cody@nyecommercial.com

Luis Cardenas
Senior Associate
C: 813.830.2031
luis@nyecommercial.com



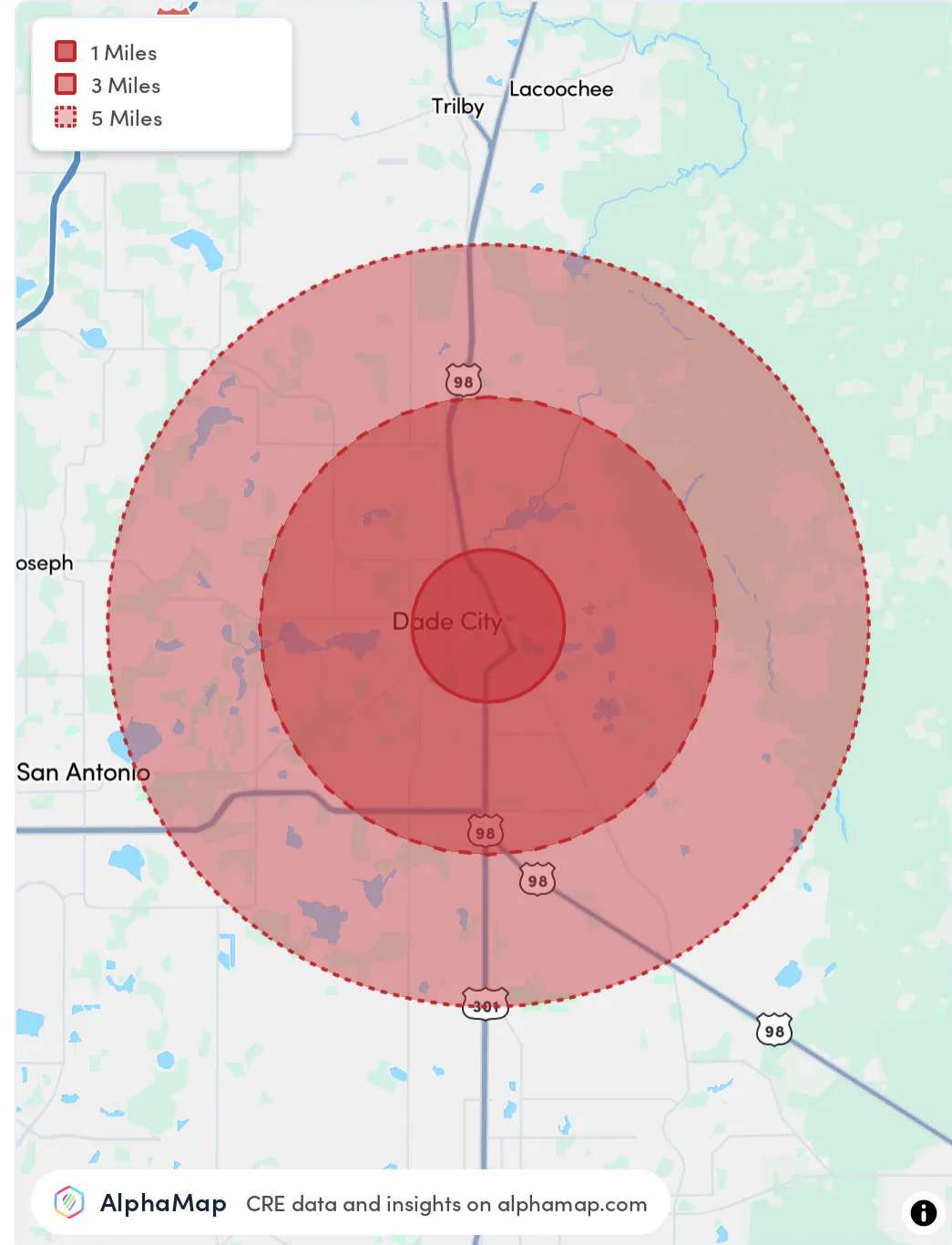
4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | nyecommercial.com

Freestanding Office-Downtown Dade City

38016 Pasco Ave., Dade City, FL 33525

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



Cody Brightwell
Managing Director
C: 440.376.1006
cody@nyecommercial.com

Luis Cardenas
Senior Associate
C: 813.830.2031
luis@nyecommercial.com



Freestanding Office-Downtown Dade City

38016 Pasco Ave., Dade City, FL 33525



CODY BRIGHTWELL

Managing Director

Direct: 813.973.0214 **Cell:** 440.376.1006
cody@nyecommercial.com



LUIS CARDENAS

Senior Associate

Direct: 813.973.0214 **Cell:** 813.830.2031
luis@nyecommercial.com

FL #SL3535034

Cody Brightwell
Managing Director
C: 440.376.1006
cody@nyecommercial.com

Luis Cardenas
Senior Associate
C: 813.830.2031
luis@nyecommercial.com



4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | nyecommercial.com