



SPRUCE CREEK PROFESSIONAL

FOR LEASE

Address	10935 SE 177th PL, Summerfield FL, 34491
Building type	Office/Retail/Medical
Sq Ft available	825 Sq Ft – 5,000 Sq Ft
Zoning	B2 Community Business
Lot Size (ac)	3.3 Acres
Asking rent	\$17.5 – \$18.5/SF + CAM \$7.50/SF
Website	SpruceCreekCommercial.com

SOLUTIONS RE

290 NW 165th St, M600, Miami, FL 33169



KEN (CHEN) NAGID
Partner
786.325.9981
ken@solutions-re.com

AVAILABLE:
825 – 5,000 Sq Ft

PROPERTY OVERVIEW



4Spruce Creek Professional center is a professionally owned and maintained center, that features multiple office buildings with retail, office, and medical tenants. 10935 SE 177th Pl is a multi-tenant office building totaling 25K Sq Ft, situated on 3.90 acres.

The center is comprised of numerous professional service tenants, including CPA firms, State Farm Insurance, attorney firms, Real Estate agencies, medical professionals, an art studio, a recreation center, SPA, and Wellness Therapy along others.

Along the highly trafficked US 441 in Summerfield, FL. The two-story 7,336 square-foot building features a mix of both professional office and specialty tenants. The building offers ample surface level shared parking.

Just renovated in 2022, the center has website with one page for each tenant for online exposure (www.sprucecreekcommercial.com)

PROPERTY HIGHLIGHTS



25,650 Sq Ft
Office/Retail/Medical



Close proximity to UF
Health & Walmart



Visibility to US 27/441



Built in 1995/Renovated
2022



Ample Parking (5.4/1,000
Sq Ft)



Great Car & Foot Traffic

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AVAILABLE UNITS

Unit #

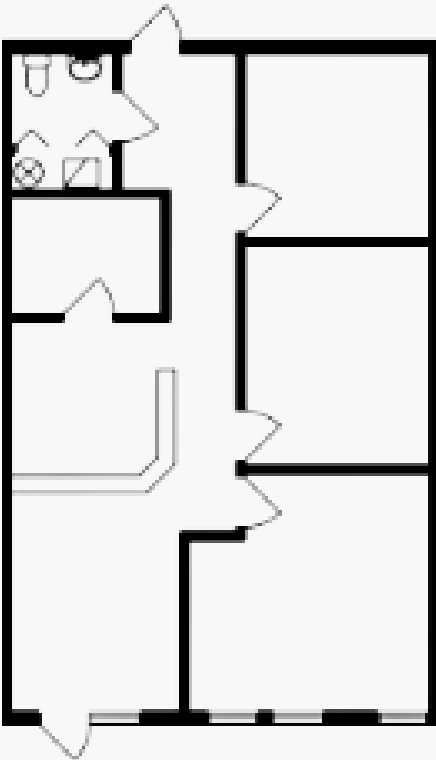
305

Size

1,000 Sq Ft

Asking Rent

\$18.5/SF + CAM \$7.50/SF



- The unit comprises of reception area, three large offices, storage, and a bathroom.
- Renovated unit with new flooring, new LED ceiling light, and newly painted.
- The landlord can split the office or two for longer term tenant.
- The suite can be used for offices, medical offices, retail or similar uses.

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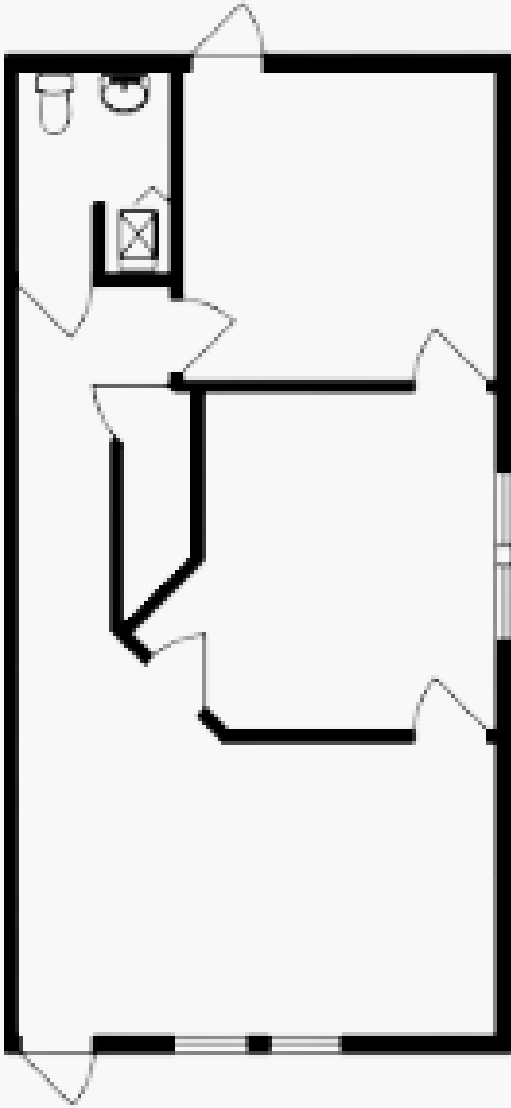
307

Size

825 Sq Ft

Asking Rent

\$18.5/SF + CAM \$7.50/SF



- The unit comprises a large open area of reception/showroom, two large offices, storage, and a bathroom.
- Renovated unit with new flooring, new LED ceiling light, and newly painted.
- The landlord can split the office or two for a longer-term tenant.
- the suite can be used for offices, medical offices, retail or similar uses.

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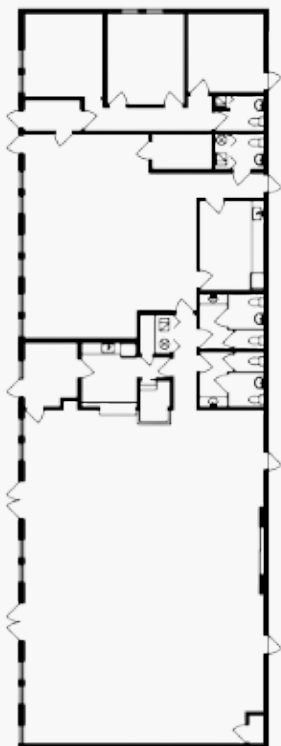
786.325.9981

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AVAILABLE:
825 - 5,000 Sq Ft

AVAILABLE UNITS

Unit # 501-505
Size 1,600 / 2,400 / 3,000 / 5,000 Sq Ft
Asking Rent \$17.5/SF-\$18.5/SF + CAM \$7.50/SF



- The unit comprises of large open area, a few offices, a kitchen, and bathrooms.
- The unit can be split from 1,600 SF – 3,000 sq ft and adjusted for the tenant per his requirements.
- The landlord will put in new flooring, new LED Ceiling lights, and new paint.
- The suite can be used for offices, medical offices, retail or similar uses.

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LOCATION OVERVIEW



Spruce Creek Shoppe's sits within one-mile radius of UF Health and multiple retailers, including Walmart Supermarket, Publix, Aldi, CVS, Lowe's, Cracker Barrel, among other salons and gyms.

Its walkability to these locations is an attractive feature for the current tenants and their employees. Outparcels of McDonald's, CVS, Office Depot, COMPUS USA Bank.

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AERIAL MAP



For commuters, the property is near US 27/441, with two access points, located one road down SE 109th Avenue. Via US 27/441, commuters can access most of Central Florida within a short drive, including Leesburg in 20 minutes and Ocala in 35 minutes.

With ideal proximity to The Villages, easy accessibility to the surrounding retail, medical and service amenities, connectivity to major highways, the convenience of ample on-site parking, and a solid in-place tenant roster of medical tenants, the property represents a compelling offering for an investor seeking outsized returns in one of Central Florida's most sought-after suburban submarkets.

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DEMOGRAPHICS

WITHIN A FIVE MILE RADIUS:



Population: Over 80,000 people



Income: Average household income of \$94,829



Home Value: Median home value of \$341,392



Age: Median age of 71



Density: Over 45,000 households



Employment: Employment population of over 24,000

Population	1 Miles	3 Miles	5 Miles
Total population	6,290	41,323	83,667
Median age	71.6	72.9	71.0
Median age (male)	72.1	73.4	71.5
Median age (female)	71.2	72.4	70.5
Household & Income	1 Miles	3 Miles	5 Miles
Total Households	3,507	23,423	45,709
# of persons per HH	1.78	1.75	1.82
Average HH income	\$76,650	\$86,782	\$94,829
Average house value	\$299,793	\$315,623	\$341,392
Businesses	1 Miles	3 Miles	5 Miles
Total businesses	379	1,029	2,364
Total employees	4,477	12,119	24,603

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