



PACE MEDICAL PARK

Outpatient Medical Space For Lease

3754 HIGHWAY 90, PACE, FL 32571



3754 Highway 90 Pace, FL 32571

Robert Wilson | 850.637.9619 | rwilson@beaubox.com

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PROPERTY SUMMARY



Property Description

This building is conveniently located near retail centers, restaurants, and residential neighborhoods. Positioned in the heart of Pace, FL, this thriving market offers a prime location for medical and office tenants seeking accessibility and visibility. With easy access to Highway 90, healthcare professionals and businesses can benefit from the high visibility and strong traffic counts in this sought-after area. Array of Suite parameters to Suit most efficient facility office needs. This building offers convenience, amenities, and professional identity of Pace Medical Park.

Offering Summary

| | |
|---------------------|----------------------|
| Lease Rate: | Negotiable |
| Suite 120 SF: | 8,932 SF |
| Suite 230 SF: | 1,772 SF |
| Suite 310 SF: | 5,933 SF |
| Suite 390 SF: | 8,151 SF |
| Total Available SF: | 24,788 SF |
| Parking: | Surfacee, 295 spaces |
| Building Size: | 60,129 SF |

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PROPERTY DESCRIPTION



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Property Highlights:

- Santa Rosa County progressive Pace, FL market
- Located fronting major Highway 90 corridor
- Ample parking convenient to all building entrances
- Well maintained efficient building HVAC systems
- Energy Star Certified promoting energy efficiency
- Professionally managed
- Array of suite parameters to suit most efficient facility office needs

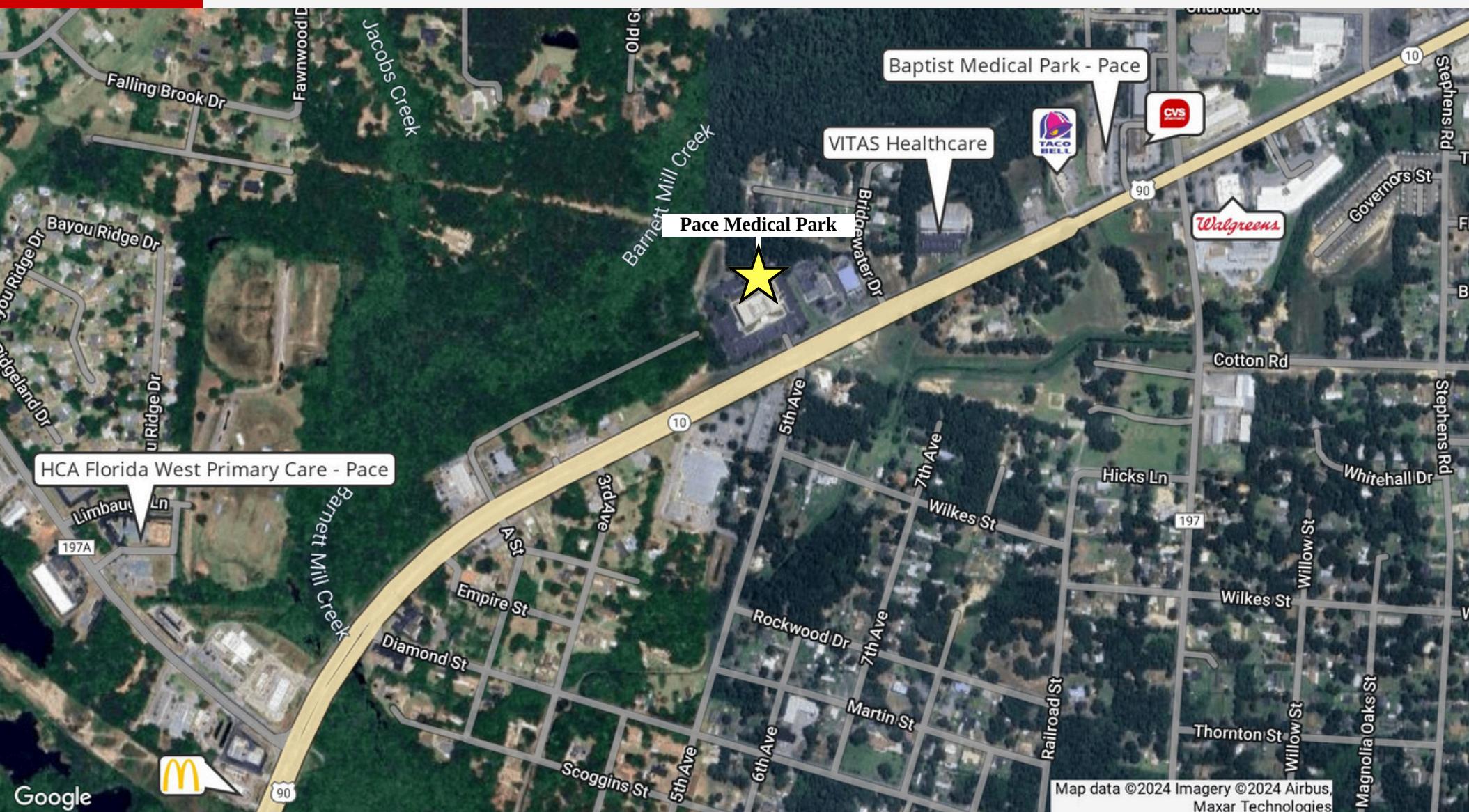
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RETAILER MAP



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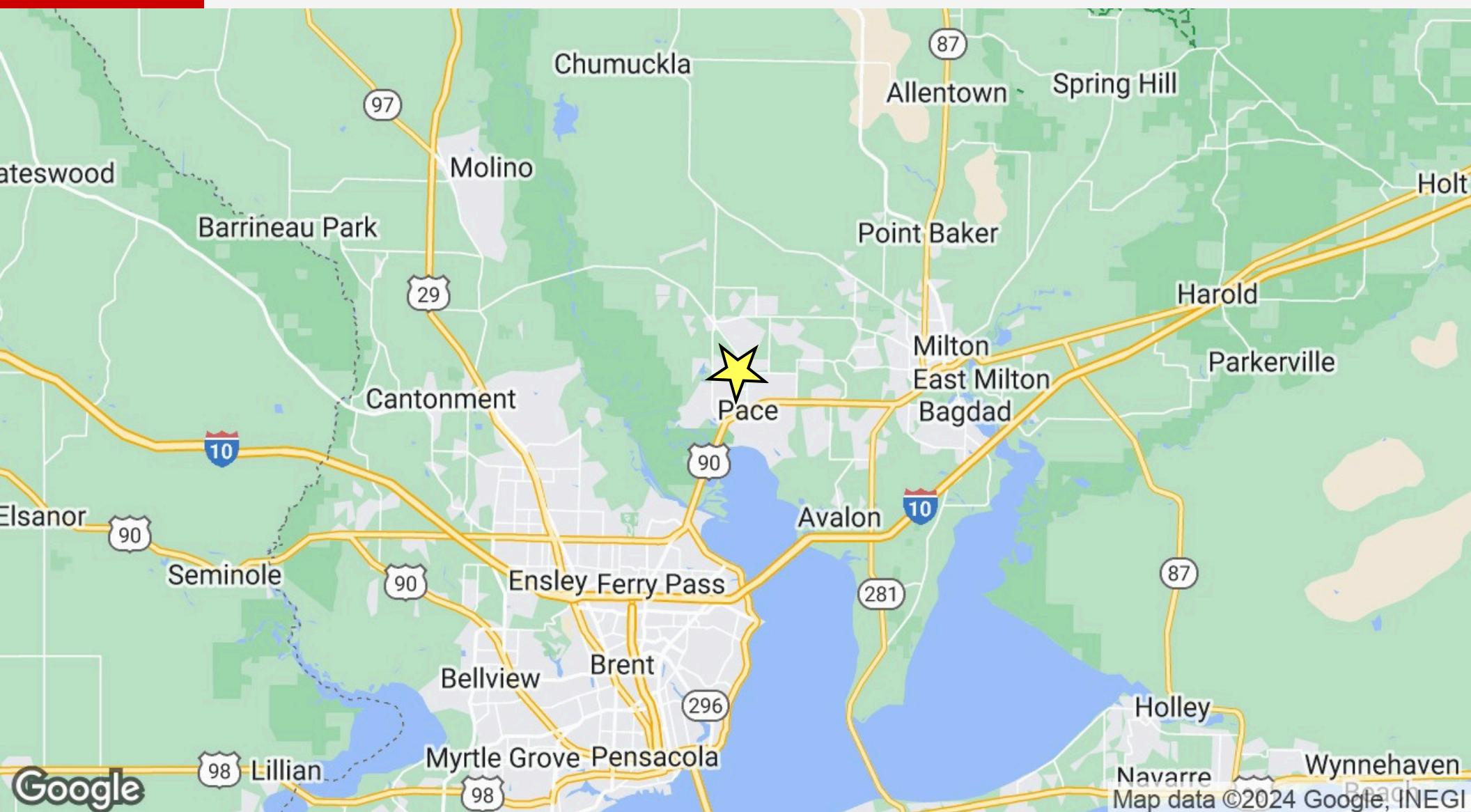
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LOCATION MAP



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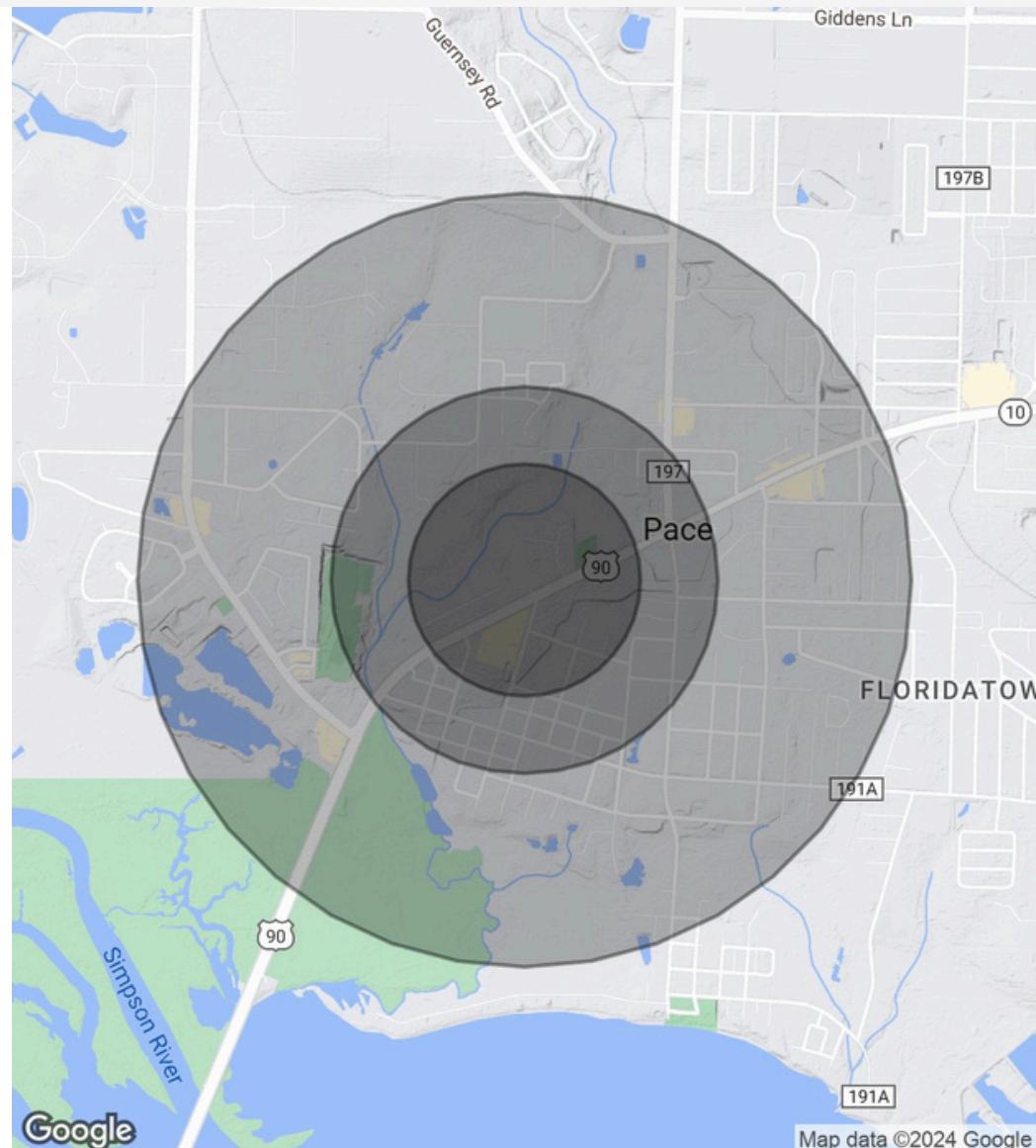
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DEMOGRAPHICS MAP & REPORT

| Population | 0.3 Miles | 0.5 Miles | 1 Mile |
|----------------------|-----------|-----------|-----------|
| Total Population | 277 | 1,081 | 3,437 |
| Average Age | 39 | 39 | 39 |
| Average Age (Male) | 38 | 38 | 38 |
| Average Age (Female) | 41 | 40 | 40 |
| Households & Income | 0.3 Miles | 0.5 Miles | 1 Mile |
| Total Households | 104 | 406 | 1,275 |
| # Of Persons Per HH | 2.7 | 2.7 | 2.7 |
| Average HH Income | \$90,467 | \$89,725 | \$91,983 |
| Average House Value | \$262,978 | \$263,275 | \$274,003 |

Demographics data derived from AlphaMap



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