



AVAILABLE FOR SUBLEASE

11310 US-301
Bellevue, FL 34420

PROPERTY HIGHLIGHTS

- Available: 19,005 SF
- ±90' of frontage | ±24' clear height
- Access to signalized intersection (43,500 AADT)
- Delivery Q1 2027

Join



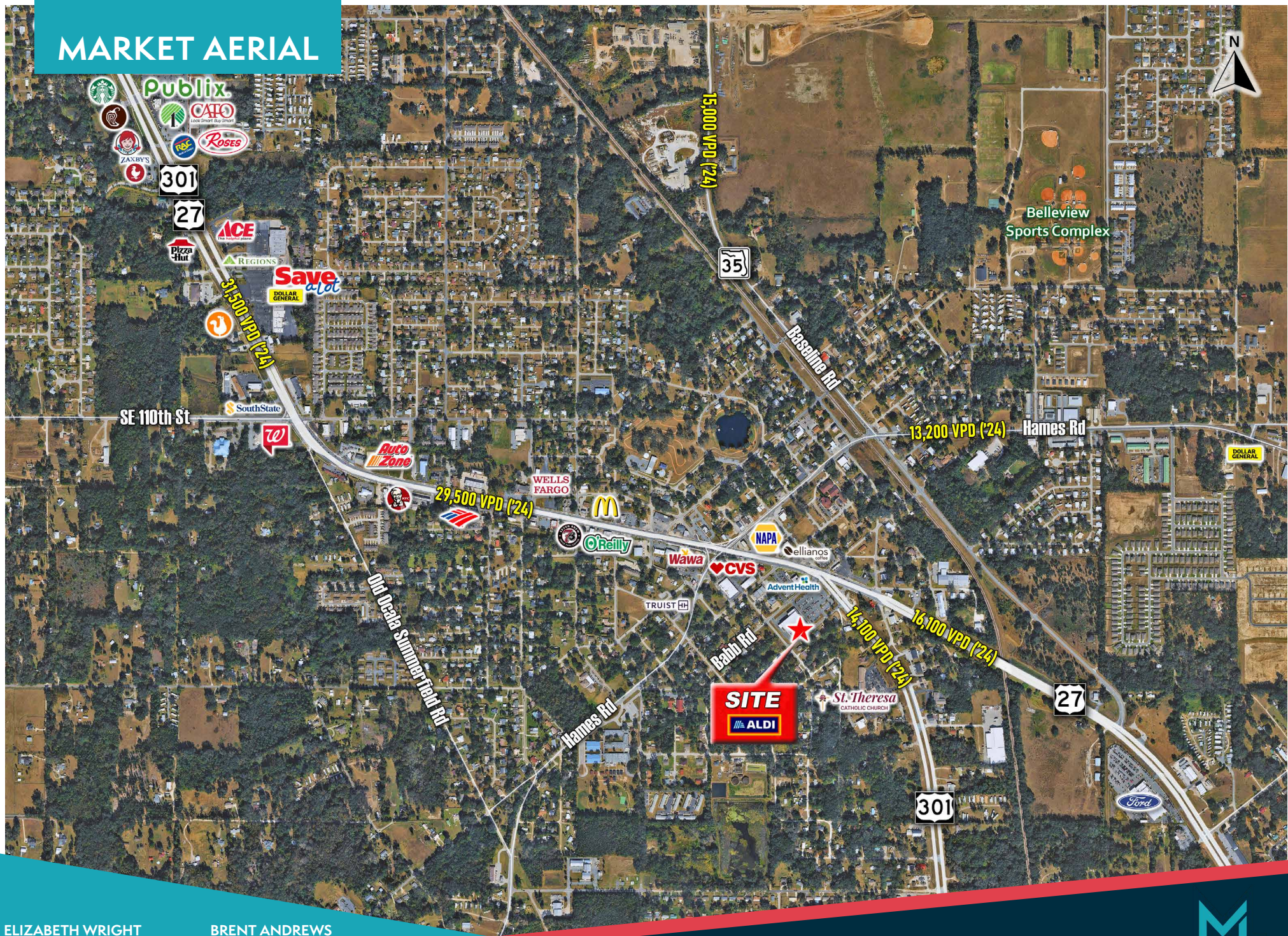
2025 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	4,986	22,585	63,654
Median HH Income	\$55,133	\$61,101	\$61,996
Median Age	44.2	43.3	44.8

AREA TENANTS



MARKET AERIAL



ELIZABETH WRIGHT

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BRENT ANDREWS

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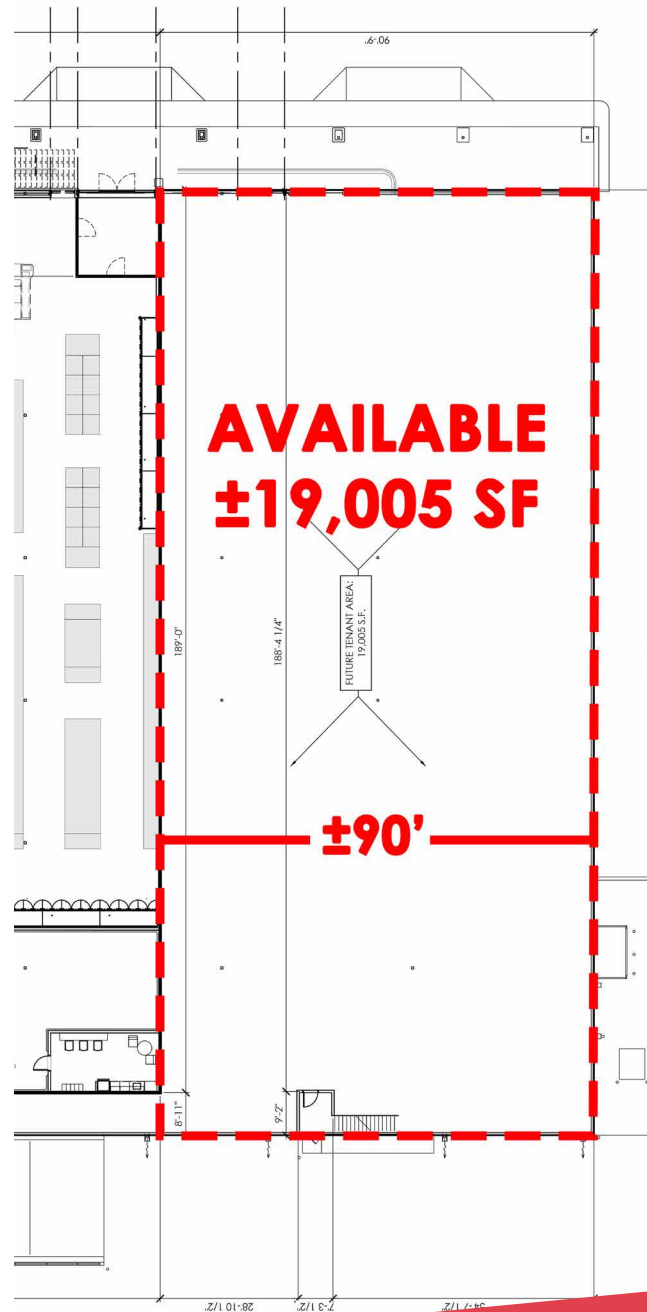
ZOOM AERIAL



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FLOOR PLAN



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DRIVETIME MAP

2025 DEMOGRAPHICS

	5 MINUTE DRIVE TIME	10 MINUTE DRIVE TIME	15 MINUTE DRIVE TIME
	8,917 POPULATION	36,718 POPULATION	91,166 POPULATION
	3,712 HOUSEHOLDS	15,028 HOUSEHOLDS	37,922 HOUSEHOLDS
	8,772 DAYTIME POPULATION	29,111 DAYTIME POPULATION	77,231 DAYTIME POPULATION
	\$70,986 AVERAGE HH INCOME	\$77,392 AVERAGE HH INCOME	\$79,494 AVERAGE HH INCOME
	43.4 MEDIAN AGE	45.3 MEDIAN AGE	48.0 MEDIAN AGE

