

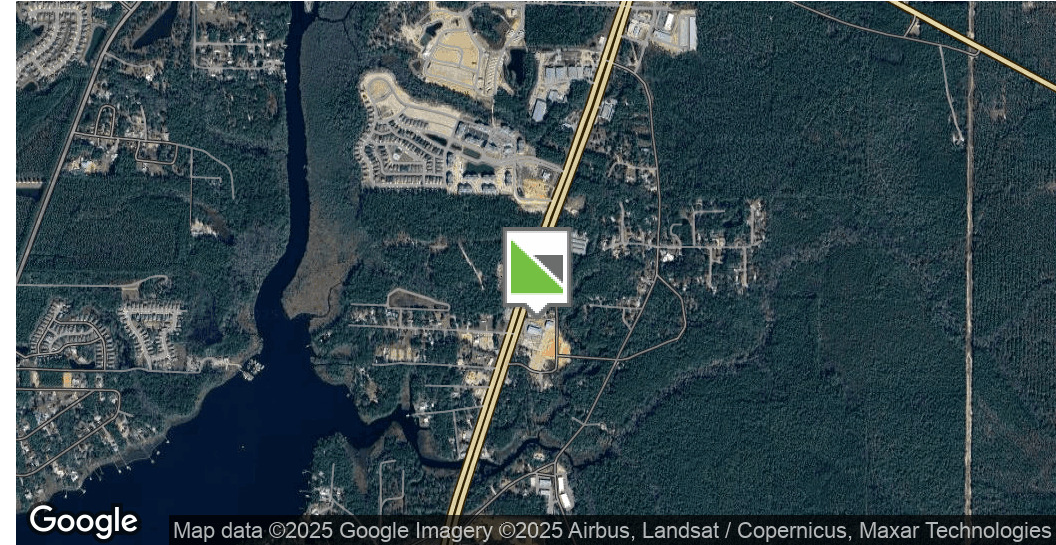
# 3,000 SF BUILDING ~ FORMER DANCE STUDIO

17287 Us Highway 331 S, Freeport, FL 32439

OFFICE BUILDING FOR LEASE

## EXECUTIVE SUMMARY

**TAYLOR**ALLEN  
PROPERTIES



## OFFERING SUMMARY

Lease Rate:	\$30.00 SF/yr (NNN)
Building Size:	3,000 SF
Available SF:	3,000 SF
Lot Size:	1.4 Acres
Number of Units:	1
Year Built:	2000
Zoning:	C-1
Market:	Freeport
Submarket:	South of Highway 331

## PROPERTY OVERVIEW

3,000 SF building available for lease located directly on Highway 331. This location has been used as a Dance Studio for several years. Property is located south of Highway 20, adjacent to Ship's Chandler and across the street from the future Super Walmart. Reception area, central hallway with offices / rooms off of either side. Kitchen / break area with two restrooms. Property is 1.4 acres in total and provides ample parking for many different uses. The building has no load bearing walls and can be modified to fit a tenant's needs. Target rent is \$30/SF base rent + \$3.50/SF NNN fees = \$8,375.

## For More Information:

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## ADDITIONAL PHOTOS

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## LOCATION MAP

**TAYLOR**ALLEN  
P R O P E R T I E S



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