

# FOR LEASE

**FREESTANDING OFFICE-DOWNTOWN DADE CITY**

38016 Pasco Ave. Dade City, FL 33525



**OFFERING MEMORANDUM**

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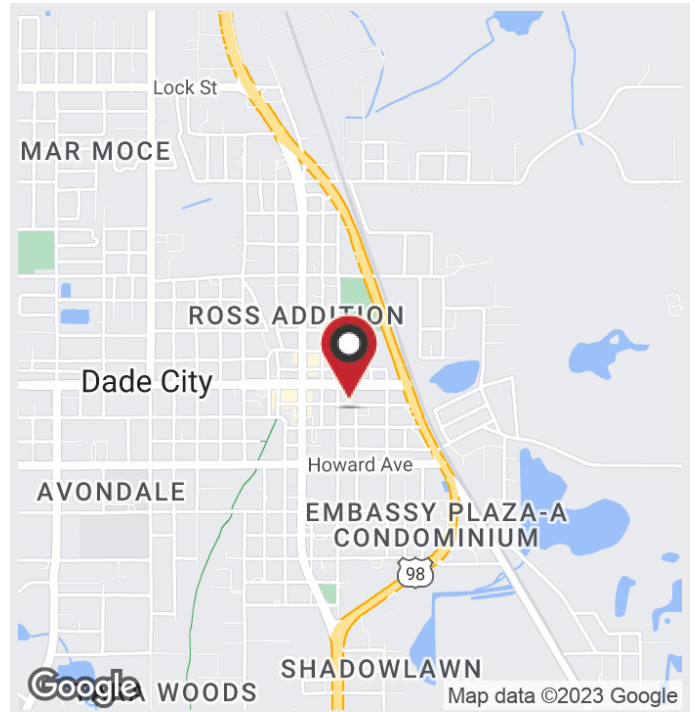


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### OFFERING SUMMARY

Lease Rate:	\$17.00 SF/yr (MG)
Building Size:	1,248 SF
Lot Size:	0.11 Acres
Year Built:	1920

### PROPERTY OVERVIEW

Conveniently situated close to US 301, this prime location offers easy access to key amenities. Within walking distance, you'll find the Dade City Government Offices, Banks, The Chamber of Commerce, Courthouse, Library, as well as a plethora of restaurants and shopping options, including Dade City's renowned Antiques District.

### PROPERTY HIGHLIGHTS

- Layout Includes: Reception Area, Various Offices, Conference Room, Storage, Breakroom and Bathroom
- Great Signage
- Move-in Ready

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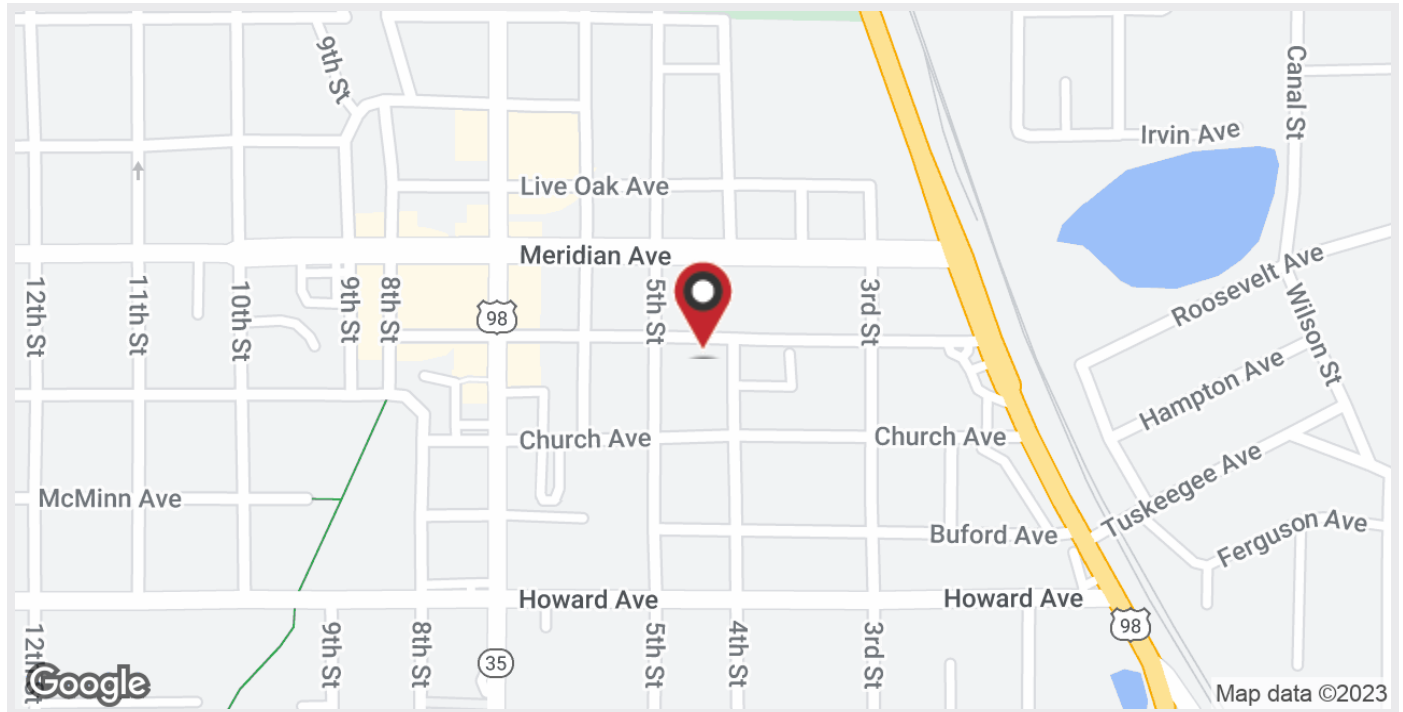


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### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total population	4,189	15,826	25,340
Total households	1,373	4,930	8,268
Average HH income	\$42,608	\$48,481	\$53,808
Average house value	\$201,745	\$143,243	\$248,487

### LOCATION OVERVIEW

Located in the rolling hills of eastern Pasco County, Dade City typifies what many people think of as “old” or “historic” Florida by virtue of its physical features, its pioneer heritage, and the spirit of its residents. Established in 1889, Dade City is the county seat of Pasco County, and also serves as a commercial center for an area encompassing more than 71,000 residents. Dade City’s downtown restaurants and antique gift shops are popular attractions for visitors from the Tampa Bay and Lakeland areas. Dade City’s local economy has historically been tied to agriculture, centered primarily on citrus and cattle production. Over time, employment has shifted more to service, government and retail jobs, many of which are clustered around Dade City’s central core. The City’s downtown district was an early participant in the Main Street Program, and today continues to thrive and promote Dade City as a successful example of community redevelopment effort.

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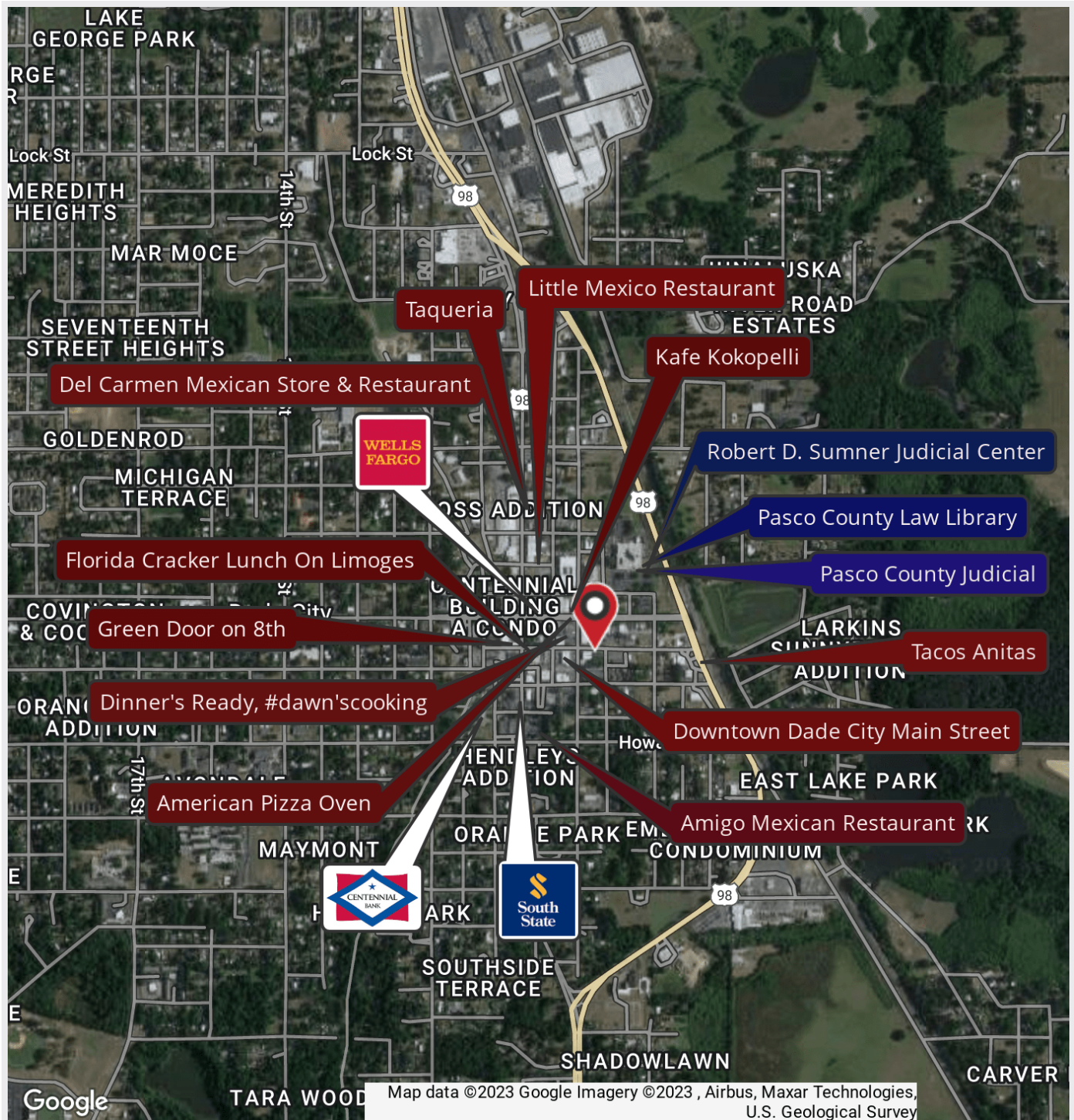
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