

**OFFICE BUILDING FOR LEASE**

# 2,231-6,695 Sqft Office | Medical

CR-52

San Antonio, FL 33576

**Brent Nye**

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# PRE-CONSTRUCTION BLDG FOR LEASE

CR-52 , San Antonio, FL 33576



LEO @ CYPRESS CREEK  
315+ UNITS

## PRE-CONSTRUCTION SITE FOR LEASE

Introducing a premier lease on CR-52 in the rapidly expanding San Antonio submarket of Pasco County. Positioned along one of the area's most active growth corridors, this property offers exceptional visibility and access surrounded by ongoing residential, commercial, and industrial development.

This site is ideal for medical users or professional office looking to establish a presence in a high-growth, high-demand area.

Surrounded by expanding residential communities and strong demographic growth, this property is well-positioned to benefit from continued population increases and rising demand for commercial services along the SR-52 corridor.

## PROPERTY HIGHLIGHTS

- 3 spaces available, approximately 2,231 sf each.
- Entitled for Medical Development
- Strong Growth Corridor with High Visibility
- Surrounded by New Residential Development
- Off Site Retention in Place

## OFFERING SUMMARY

<b>Lease Rate:</b>	\$39 SF/yr (NNN)
<b>Available SF:</b>	2,231-6,695 SF
<b>Building Size:</b>	12,400 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>Total Households</b>	308	3,066	9,616
<b>Total Population</b>	827	9,136	29,011
<b>Average HH Income</b>	\$103,127	\$122,080	\$127,594

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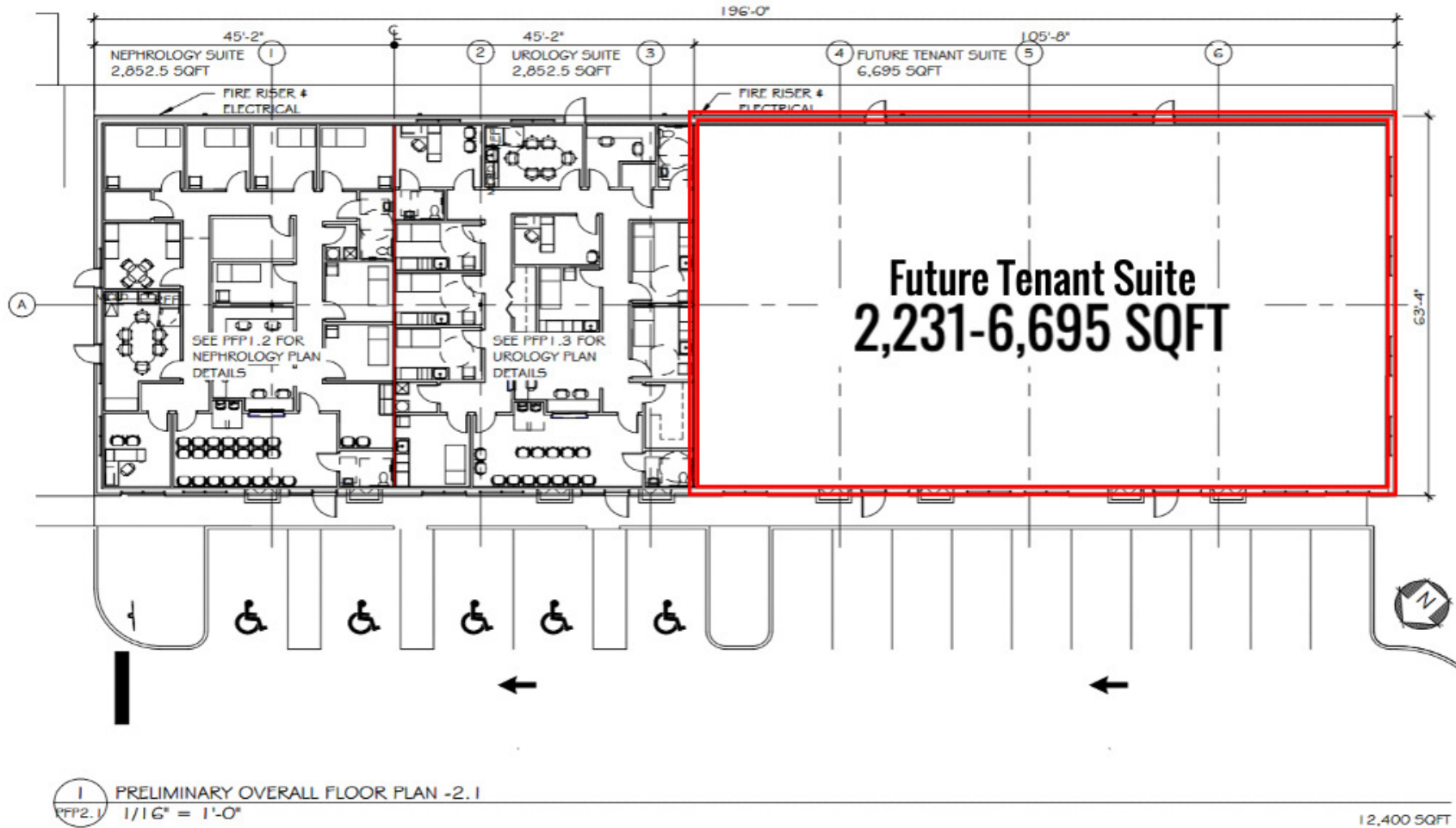
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# SITE PLAN

CR-52, San Antonio, FL 33576

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PROJECT <b>MOB SAN ANTONIO</b> <b>AKSHAR DEVELOPMENT &amp; INVESTMENTS, LLC</b> STATE ROAD 52 SAN ANTONIO, FL 33567	
DRAWN BY: 1 C.H. - 12/23/25 2 C.H. - 12/24/25 3 4 5 6 7 8 9 10	
PROJECT NO. 2025.457 SHEET NO. <b>PFP2.1</b>	

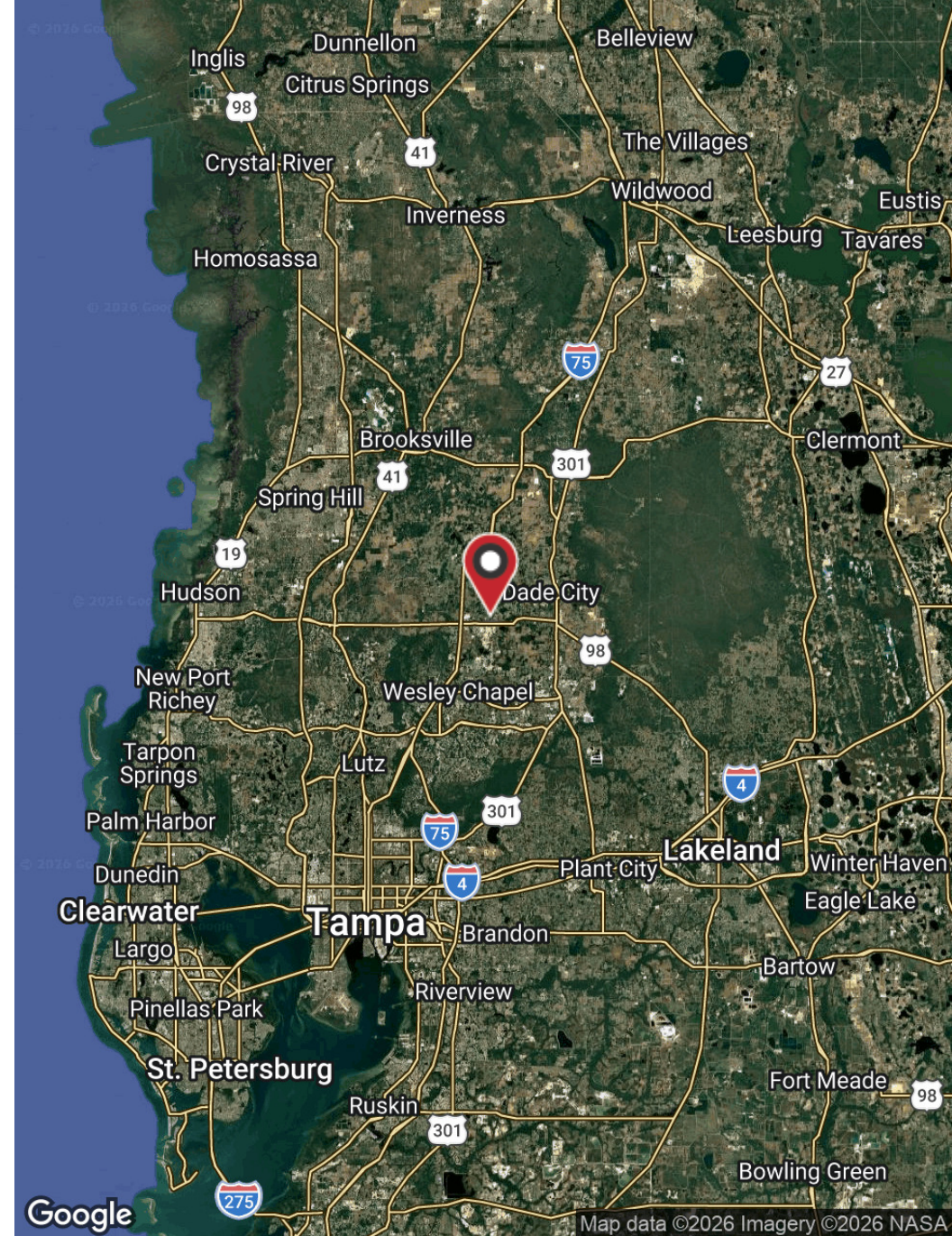
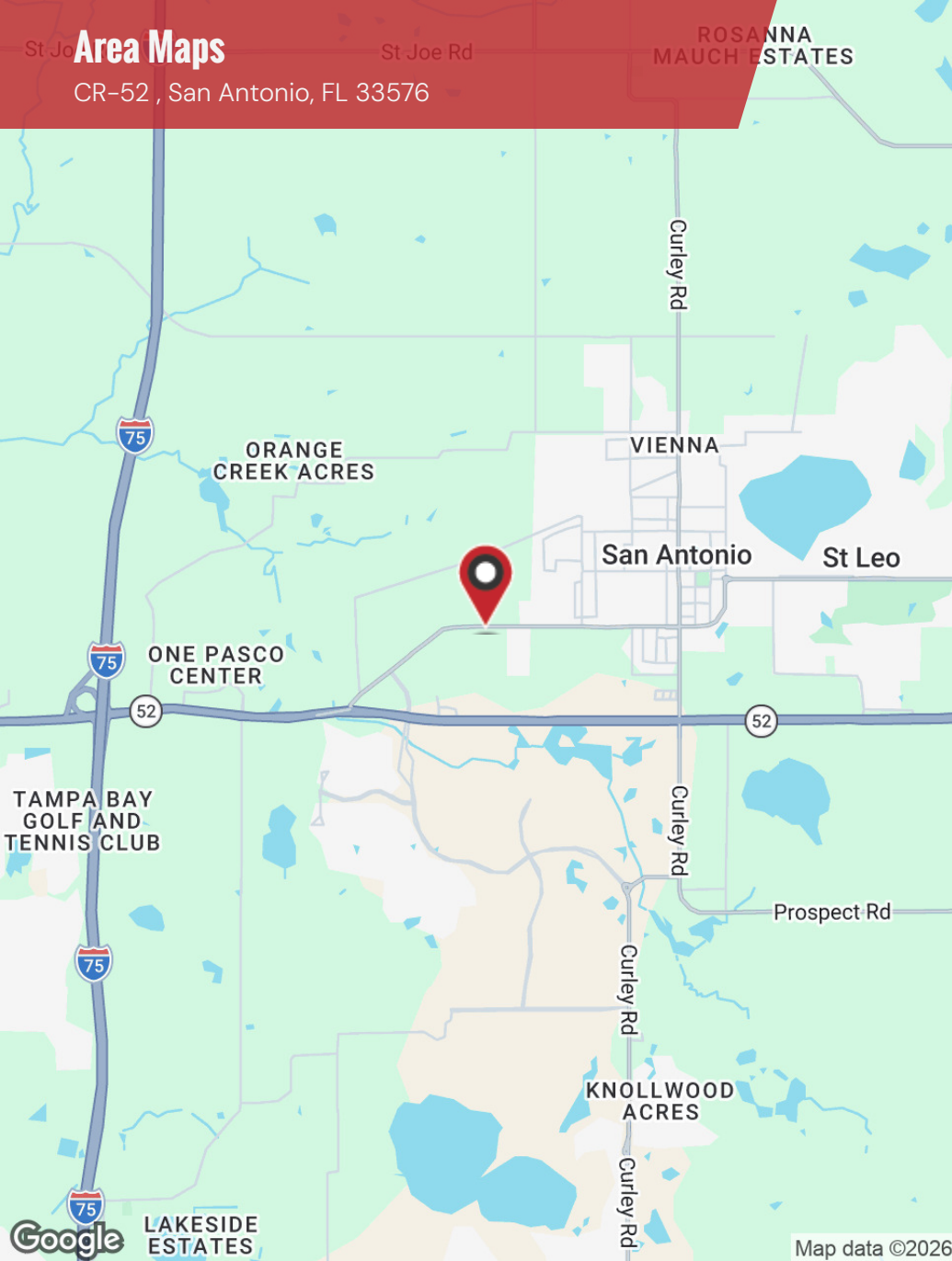
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# Area Maps

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# DEVELOPMENT COORIDOR

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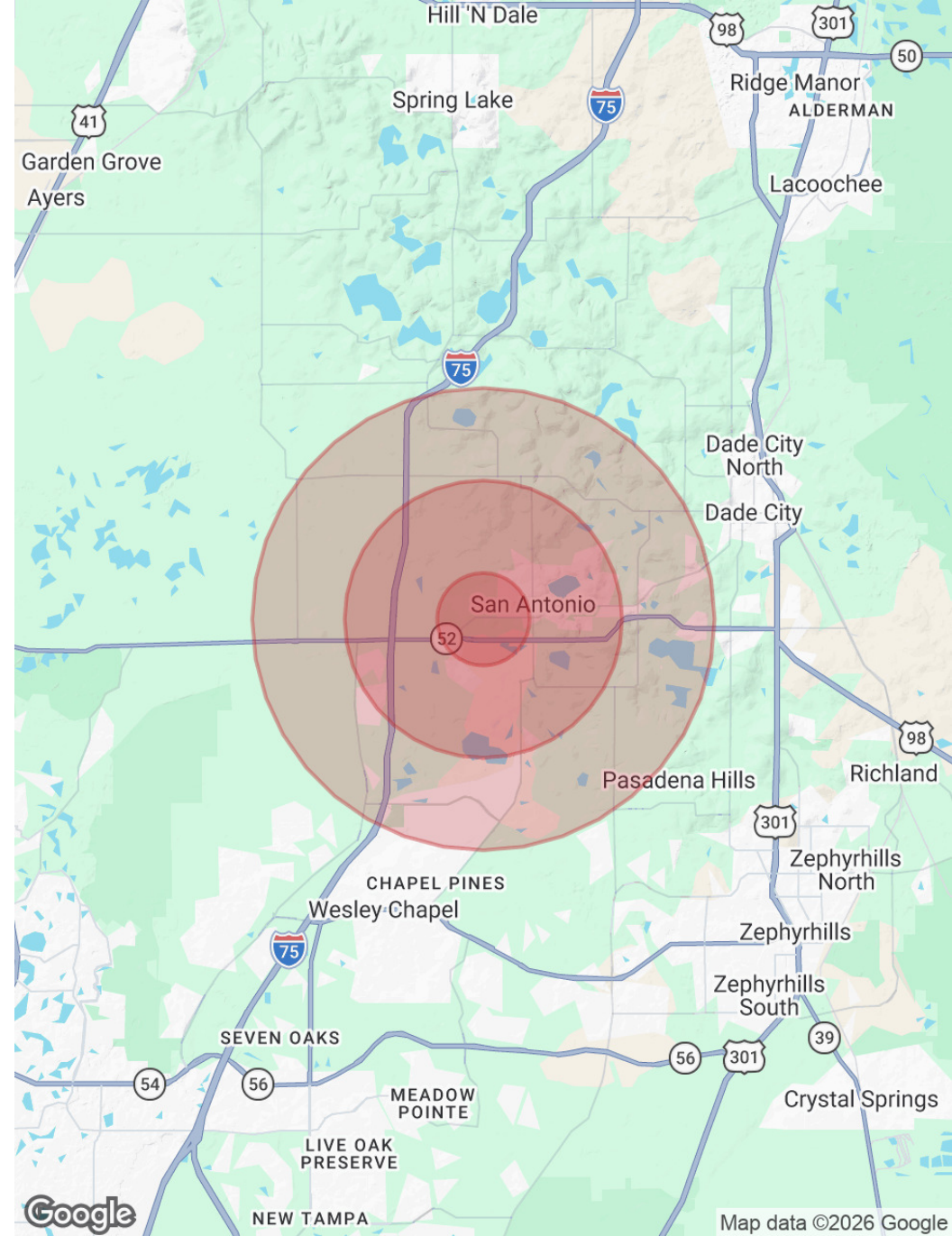


# 2231-6695 Sq ft Available Office/medical

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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	827	9,136	29,011
Average Age	45.4	42.1	39.8
Average Age (Male)	46.8	43.0	40.1
Average Age (Female)	44.1	41.6	40.0
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	308	3,066	9,616
# of Persons per HH	2.7	3.0	3.0
Average HH Income	\$103,127	\$122,080	\$127,594
Average House Value	\$402,367	\$454,312	\$409,601
TRAFFIC COUNTS	1 MILE	3 MILES	5 MILES
	30,000/day		

2023 American Community Survey (ACS)



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