



FOR LEASE
9,000 SF Warehouse

Property For Lease

9,000 SF WAREHOUSE

Contact



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FOR LEASE

9000 SF WAREHOUSE

17340 Parrish Grove Rd Dade City, FL 33523



OFFERING SUMMARY

Lease Rate:	\$4,000.00 per month (Gross)
Available SF:	9,000 SF
Bay Doors	2
Year Built:	1999
Zoning:	AR

PROPERTY OVERVIEW

Stand Alone Building with amazing visibility and parking perfect for dry storage. The space is currently vacant and is ready to be leased to the right tenant. The property offers over 9,000 sq. ft. of industrial product in one of the fastest growing counties in Florida (14% population growth between 2016-2021).

PROPERTY HIGHLIGHTS

- (2) 18' high doors
- Metal roofing
- Fenced Secured Property

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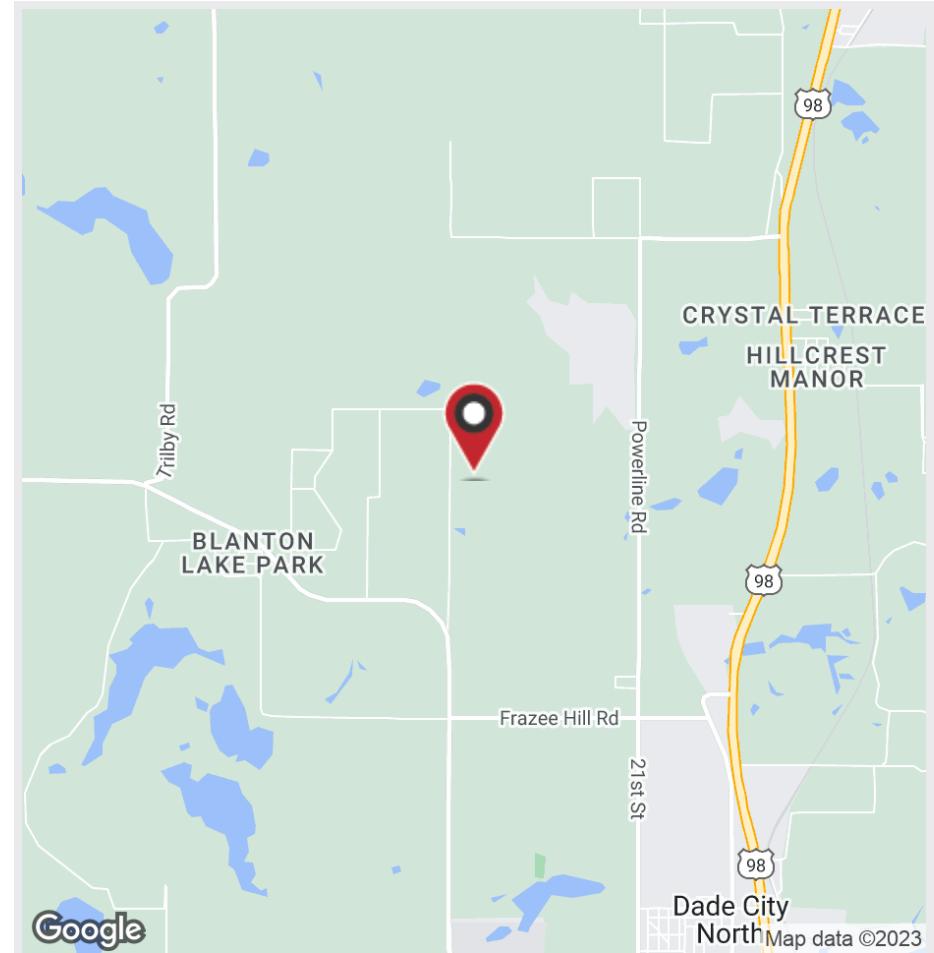
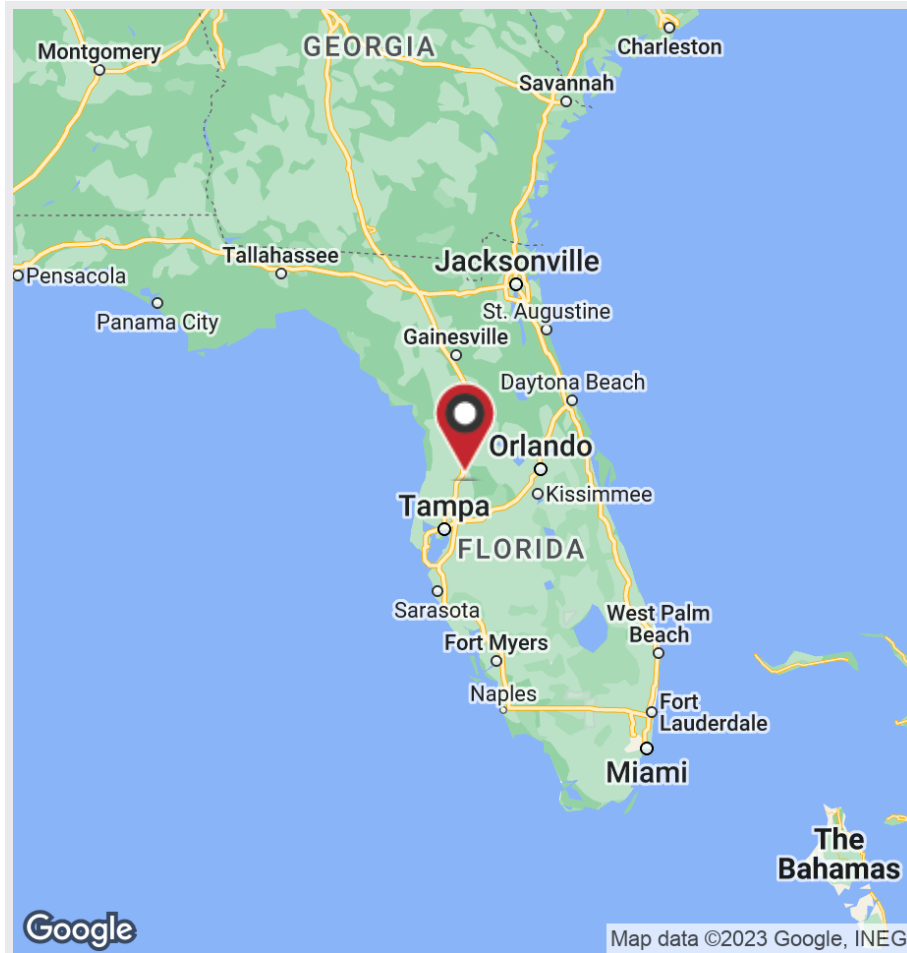


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DADE CITY

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 is naturally what many master-planned communities strive to re-create. From its historic downtown core to its vibrant business community, Dade City offers what you’d expect to find in municipalities three times its size. From state-of-the-art health care facilities to award winning golf and country club communities to turn-of-the-century homes, Dade City is a unique blend of old and new, of the trendy and timeless, of the nostalgic and the next big thing.

LIFE IN DADE CITY

Two excellent educational institutions, St. Leo University and Pasco-Hernando State College, are located in the Greater Dade City area, as is the Dade City Heritage Museum, Pioneer Florida Museum, the Dade City Symphony, and other arts and cultural nonprofits. Additionally, Dade City plays host each year to a large number of popular annual events, including the Kumquat Festival, Florida’s Bug Jam, Red Bull’s Day in the Dirt Down South, PCRA Sanctioned Rodeos, Church Street Christmas and the Christmas Stroll.



ECONOMY

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. Dade City is home to one of only two Smart Start business incubators in Pasco County, and one of the largest office and industrial complexes in East Pasco, the 290+-acre Dade City Business Center. A wide variety of industries are represented in Dade City, from agriculture to manufacturing, health care to construction.

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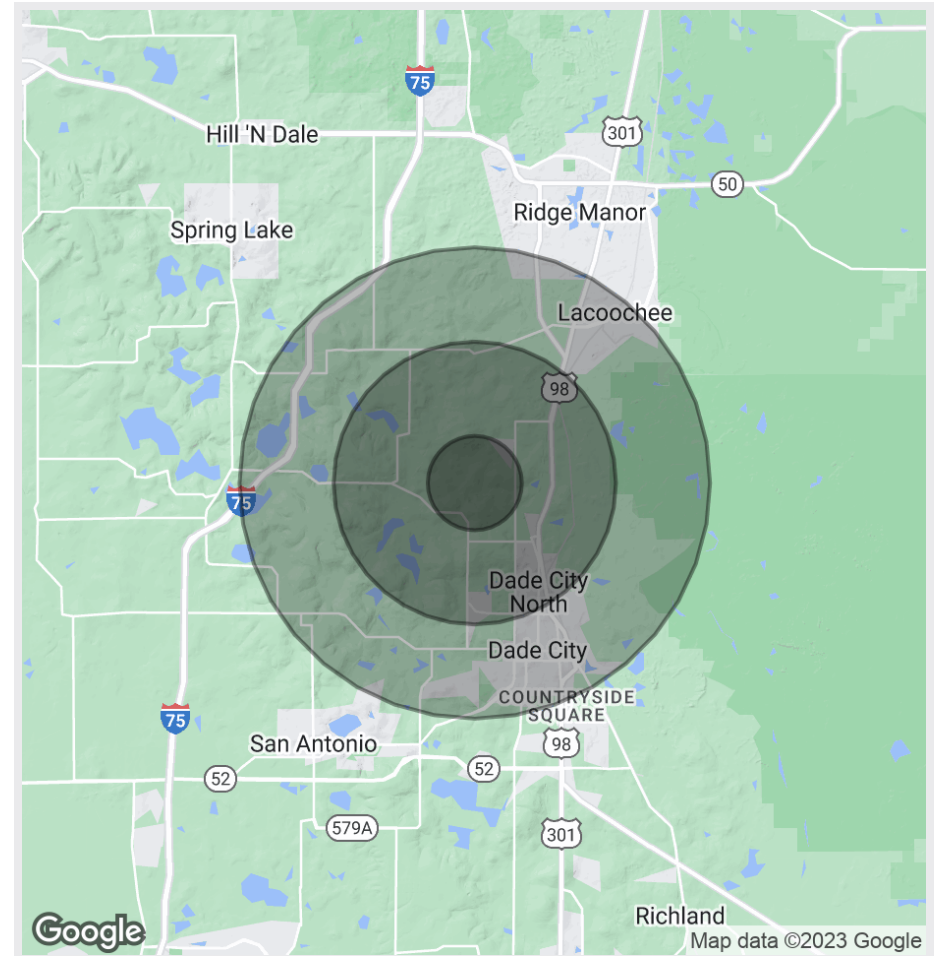
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POPULATION	1 MILE	3 MILES	5 MILES
Total Population	466	5,985	18,639
Average Age	40.1	38.1	37.3
Average Age (Male)	36.9	37.2	36.2
Average Age (Female)	46.3	41.4	40.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	195	2,027	7,184
# of Persons per HH	2.4	3.0	2.6
Average HH Income	\$53,303	\$65,542	\$57,924
Average House Value	\$177,410	\$187,462	\$174,534

* Demographic data derived from 2020 ACS - US Census



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LUIS CARDENAS



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Sales Advisor

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PROFESSIONAL BACKGROUND

Before coming to Nye Commercial, Luis went to high school locally at Zephyrhills high school and went on to graduate from Saint Leo University with a degree in marketing. After graduating he worked for Make A Difference Inc. as director of marketing, he assisted with the mobile food pantry and ran the organizations social media accounts. During his time at Make A Difference Luis was introduced to commercial real estate by the organizations founder. Hablamos Espanol

NYE Commercial Advisors

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