

FOR SALE AND LEASE

31722 SR 52
San Antonio, FL 33576

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4875 Bruce B. Downs Blvd., Wesley Chapel, FL 33544 | nyecommercial.com

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PROPERTY DESCRIPTION

Property is Subdividable. Next to 5,000+ home community of Mirada, 5 Acres of high & dry land is ready for development in Pasco County. The property has a Two-Story Commercial building (offices) attached to the house, with a total 9,574 SqFt heated area, concrete & steel construction, all steel exterior, roof & interior studs! The building features beautiful tile flooring, huge meeting room and/or event space on the second floor. The property is currently being rezoned to C2.

PROPERTY HIGHLIGHTS

- Prime location on busy STATE ROAD 52- Nearby Future Pasco Town Center - 965 Acre MPUD with 4 Million SF of industrial, 400,000 SF office and retail, Hotel rooms and 3,500 Residential uses.
- High traffic area is just waiting for your office building, warehouses, medical facility, townhomes / Single Family residence, hotel
- Near the New \$2.41B Double Branch Mixed-Use Development Under Construction - 1,000 Acres
- Strategically Located Near New \$300M Target Fulfillment Center & \$150M Amazon Robotic Sortation Center

OFFERING SUMMARY

Sale Price:	\$5,000,000
Lot Size:	5 Acres
Building Size:	9,574 SF
Frontage on SR 52	330 FT

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	3,343	10,762	59,323
Total Population	9,831	30,613	153,665
Average HH Income	\$131,437	\$129,261	\$101,882

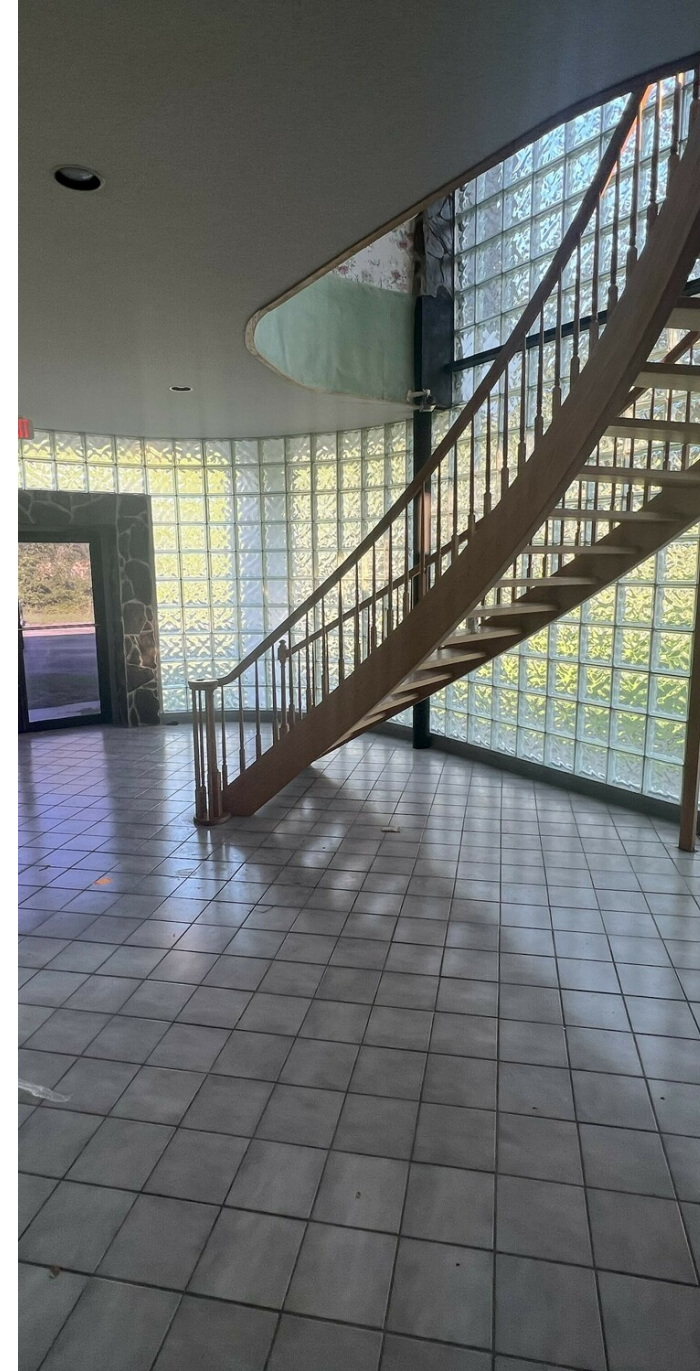
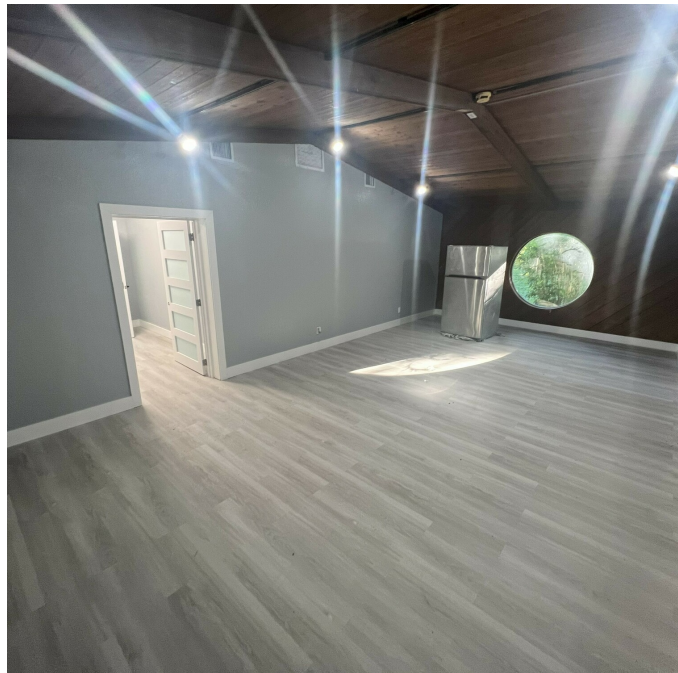
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PROPERTY HIGHLIGHTS

- **Prime Location:** Situated next to the thriving 5,000+ home community of Mirada and the bustling Double Branch Mixed-Use Development in Wesley Chapel, this rental offers unparalleled convenience and accessibility.
- **State-of-the-Art Office:** This fully renovated office space boasts modern amenities and a sleek design, ensuring a professional and comfortable environment for your business needs.
- **All-Inclusive Rental:** Enjoy the ease of an all-inclusive rental package, which covers all utilities. Focus on your business while we take care of the rest!
- **Abundant Natural Light:** This office space is bathed in natural light, creating a bright and welcoming atmosphere. Large windows and an open layout allow sunlight to pour in, enhancing the ambiance and providing an uplifting work environment.
- **Keyless Entry:** Each individual office door is equipped with a keyless entry system, providing both security and convenience. Enjoy easy access to your workspace without the hassle of traditional keys.
- **Smart Thermostat Technology:** The office features state-of-the-art smart thermostat technology, allowing you to effortlessly control the climate and ensure a comfortable working environment tailored to your preferences.

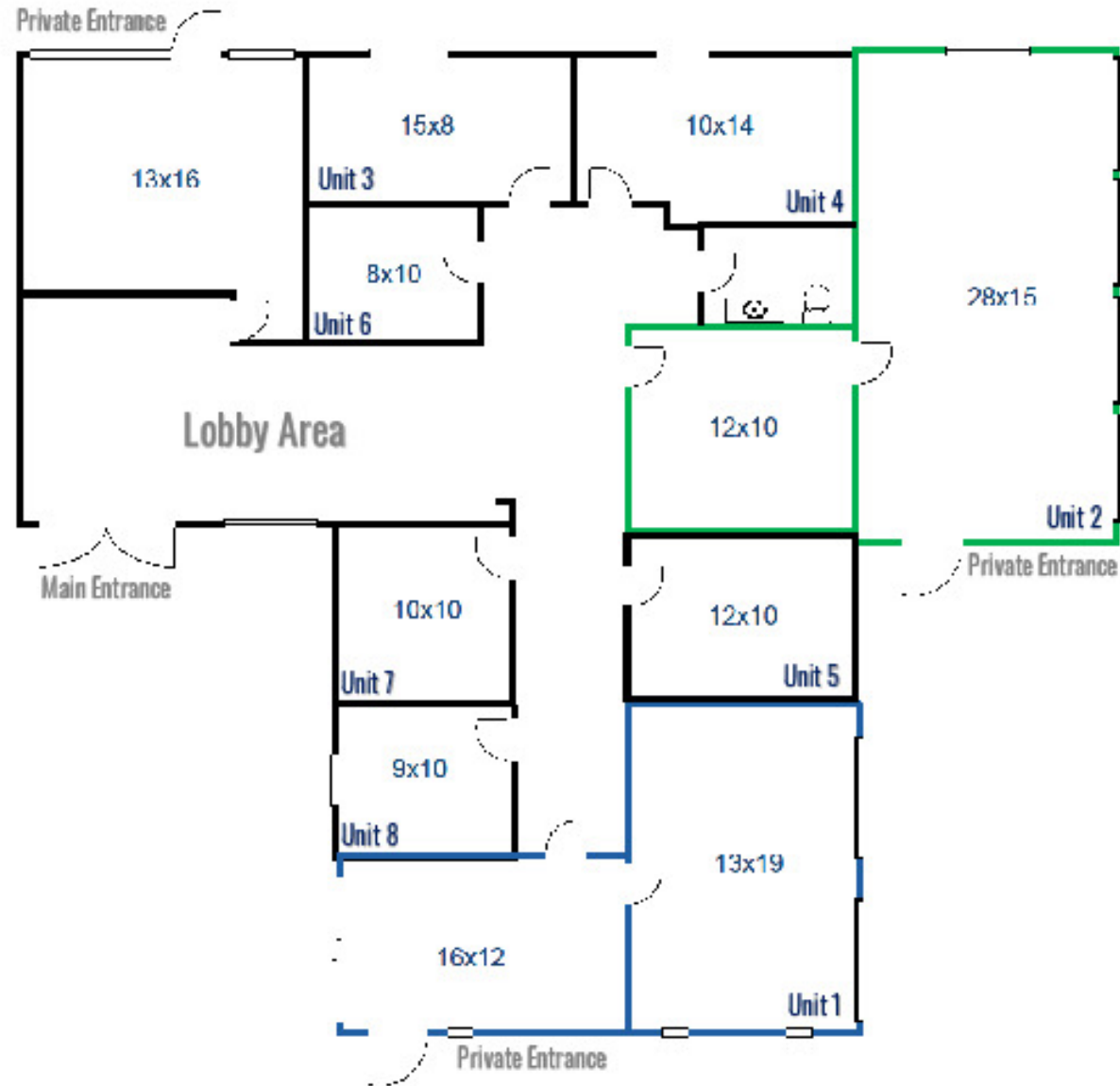
LEASE RATES

SF Available:	80 SF - 1837 SF
Suite 1	\$2500
Suite 2	\$3500
Suite 3	\$1000
Suite 4	\$1000
Suite 6	\$1000
Suite 7	\$1000
Suite 8	\$1000

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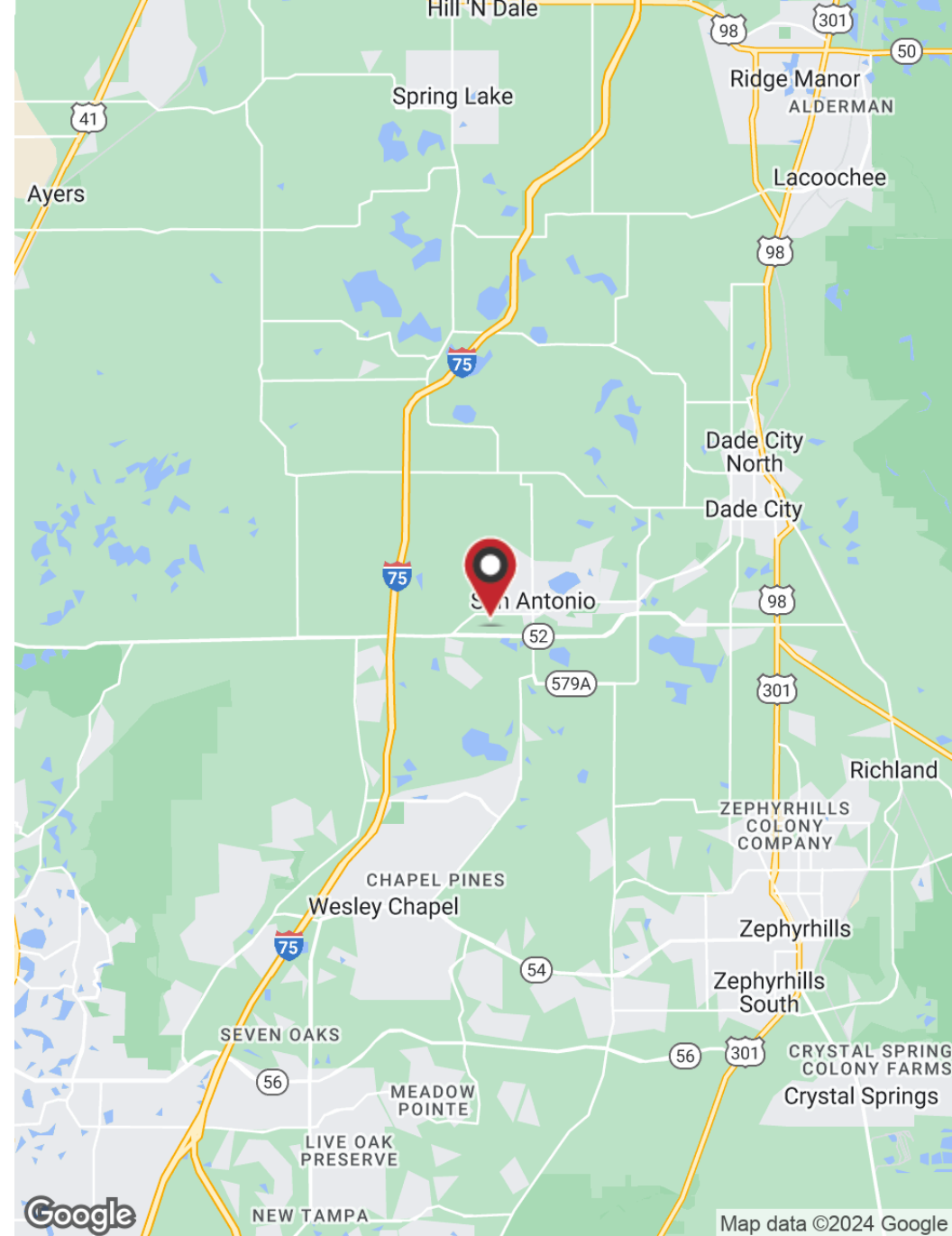
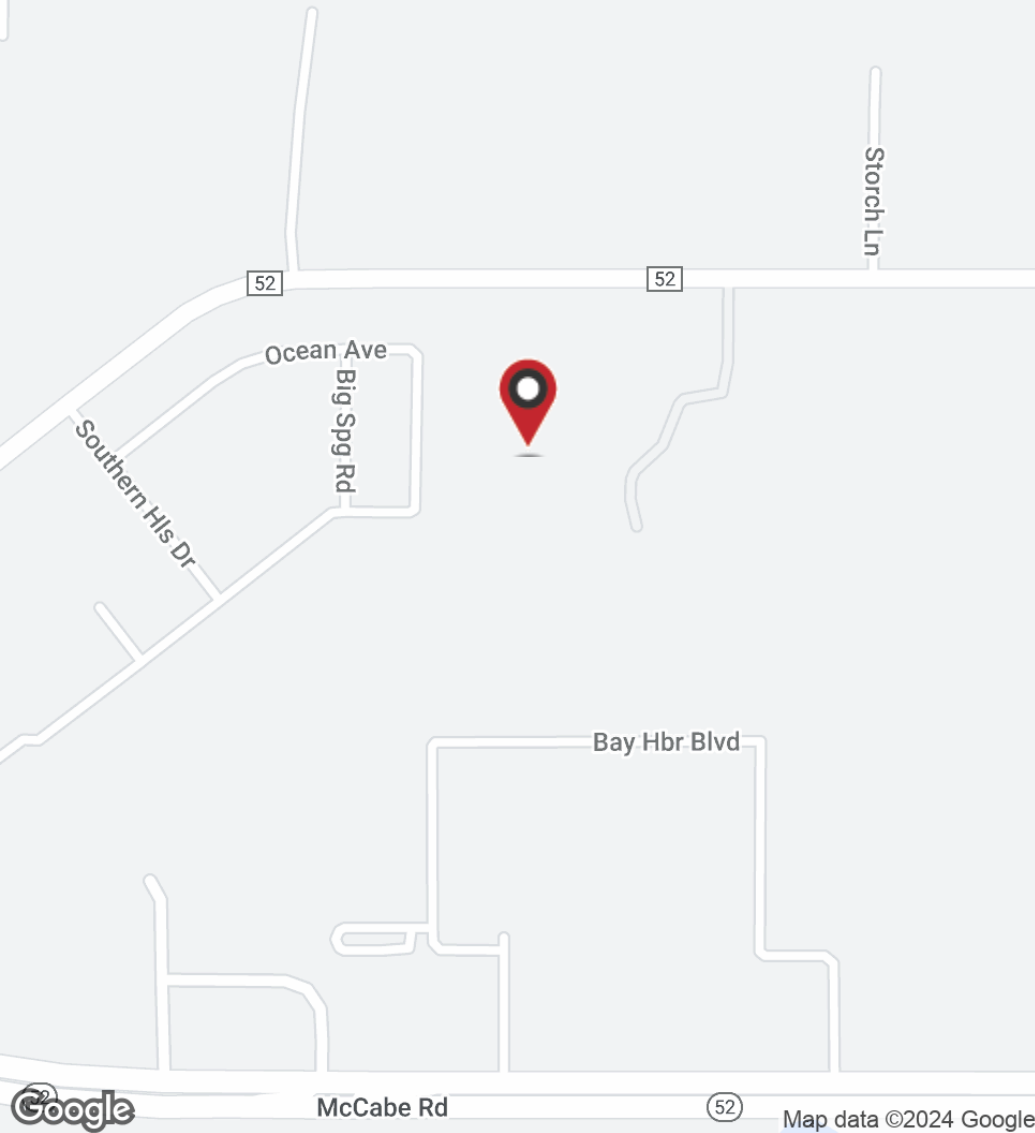
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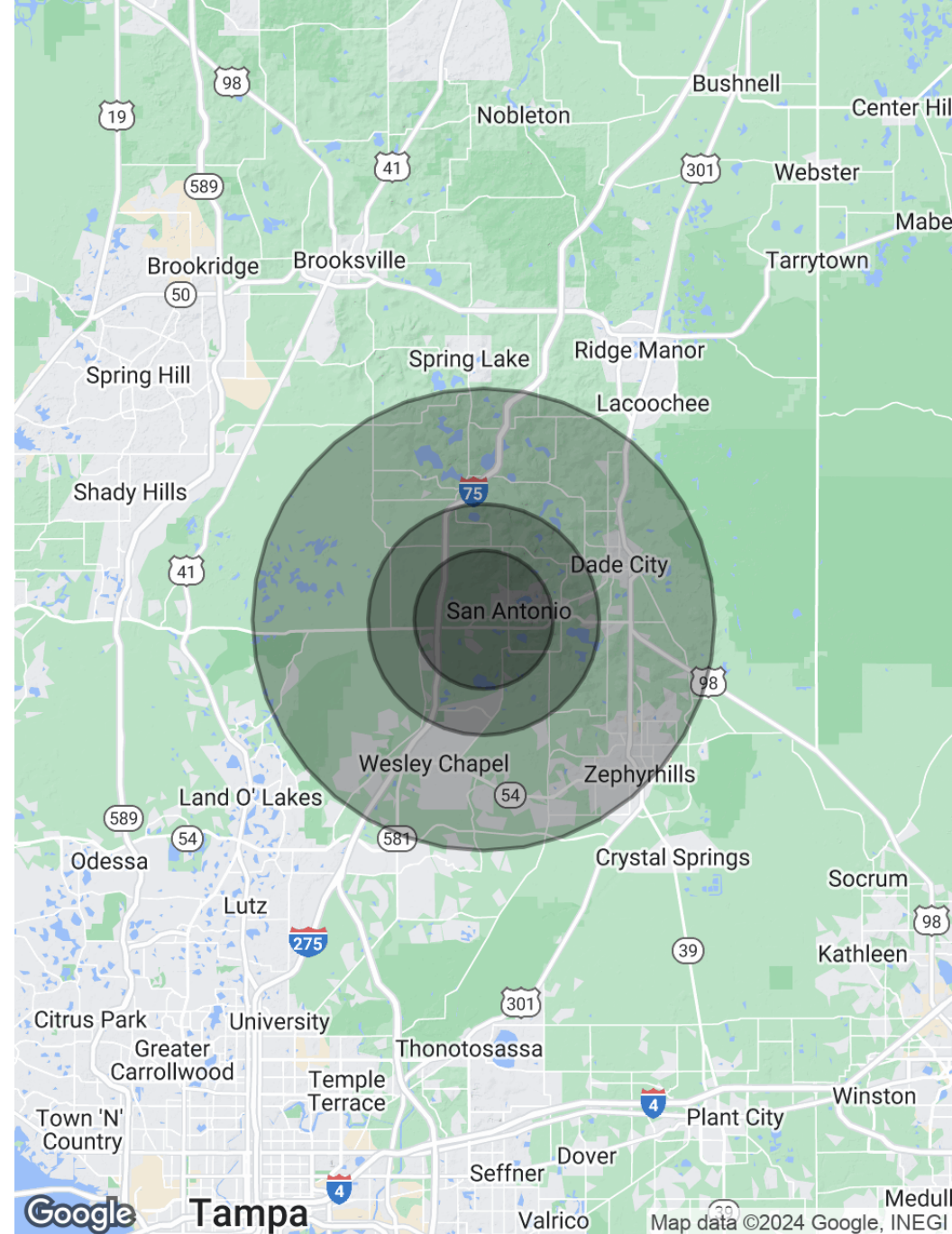
POPULATION	3 MILES	5 MILES	10 MILES
Total Population	9,831	30,613	153,665
Average Age	45	42	44
Average Age (Male)	46	42	43
Average Age (Female)	45	43	45

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	3,343	10,762	59,323
# of Persons per HH	2.9	2.8	2.6
Average HH Income	\$131,437	\$129,261	\$101,882
Average House Value	\$513,643	\$444,401	\$333,084

TRAFFIC COUNTS

16,900/day

Demographics data derived from AlphaMap



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