

LEASE

Village Square Office / Medical Building

10040 US 301 NORTH

Parrish, FL 34219

For More Details

Contact:- Mike J.

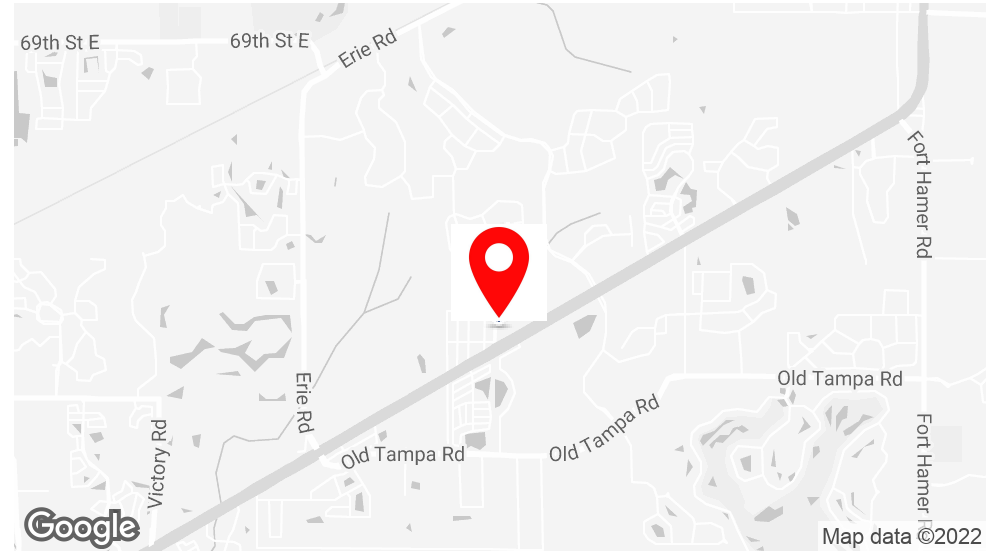
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PROPERTY SUMMARY



LEASE RATE

\$33.00 SF/YR

OFFERING SUMMARY

BUILDING SIZE:	5000 SF
AVAILABLE SF:	1,500 - 5,000 SF
YEAR BUILT:	2024
ZONING:	PD-MU
MARKET:	North River
SUBMARKET:	Parrish

PROPERTY OVERVIEW

Brand new office building under construction on the hot U.S. 301 corridor between Ellenton and Parrish. Can be built out as professional or medical office with some retail-type uses permitted as well. Thousands of new homes built, under construction or planned for this area of north Manatee County. Village Square is a land condo with other complimentary medical uses already there. Building has excellent 301 frontage and visibility with access from US 301 and 100 Avenue East. Attractive exterior elevation provides high-end office potential.

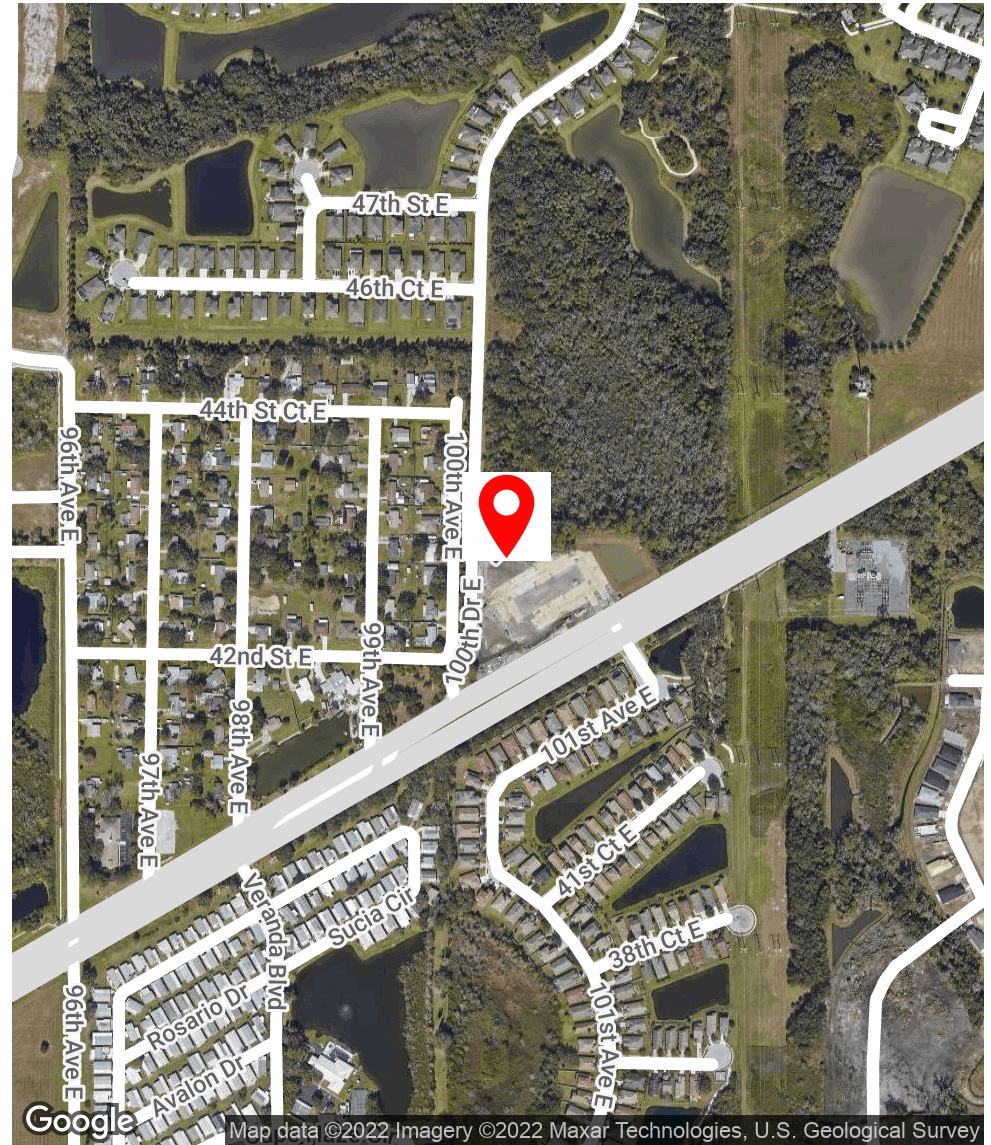
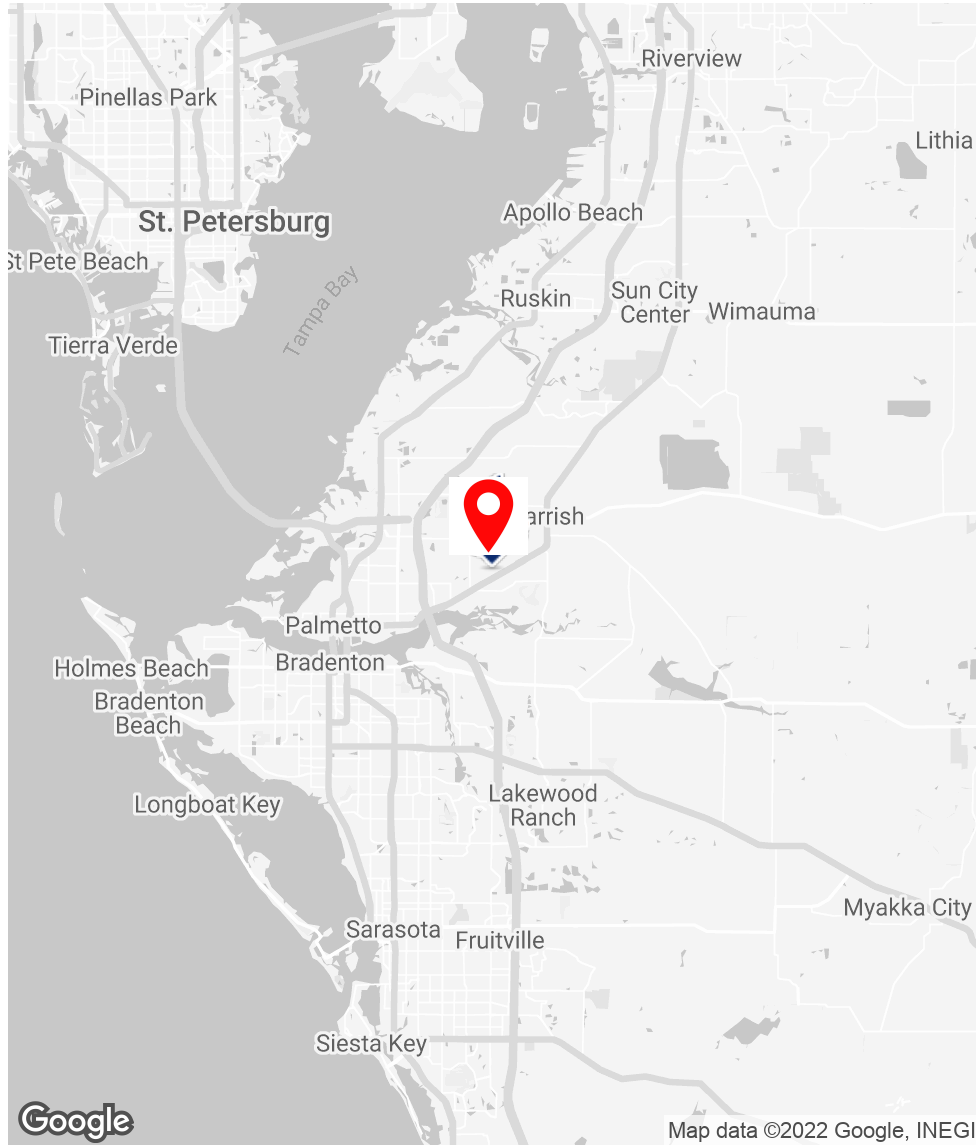
PROPERTY HIGHLIGHTS

- Brand new building under construction
- Build out as Office or Medical Space with Some PSF Allowance
- Three units available or can be combined

AERIAL PHOTO



LOCATION MAP



US-301, PARRISH RETAILER MAP



DEMOGRAPHICS MAP & REPORT

POPULATION

	1 MILE	3 MILES	5 MILES
TOTAL POPULATION	4,971	36,417	106,018
AVERAGE AGE	62.7	48.4	45.6
AVERAGE AGE (MALE)	64.0	48.0	44.4
AVERAGE AGE (FEMALE)	61.4	49.2	46.7

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
TOTAL HOUSEHOLDS	3765	19,495	47,370
# OF PERSONS PER HH	1.3	2.0	2.2
AVERAGE HH INCOME	\$40,011	\$64,778	\$63,943
AVERAGE HOUSE VALUE	\$131,159	\$232,331	\$226,361

* Demographic data derived from 2020 ACS - US Census

