

Summary

- Lease Rate: Call for Pricing
- Building Size: 9,000 SF
- Available For Lease: 5,400 SF
- Completion Date: Q3 2024
- Co-Tenants: Dental, Pizza
- Parking Count: 32

Demographics

2024 Population

3,982 1 Mile	52,437 3 Mile	140,491 5 Mile
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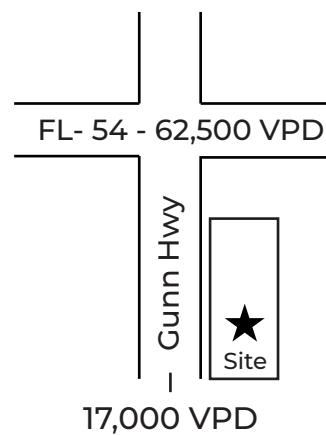
2024 Average Household Income

\$129,214 1 Mile	\$145,425 3 Mile	\$133,503 5 Mile
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Households

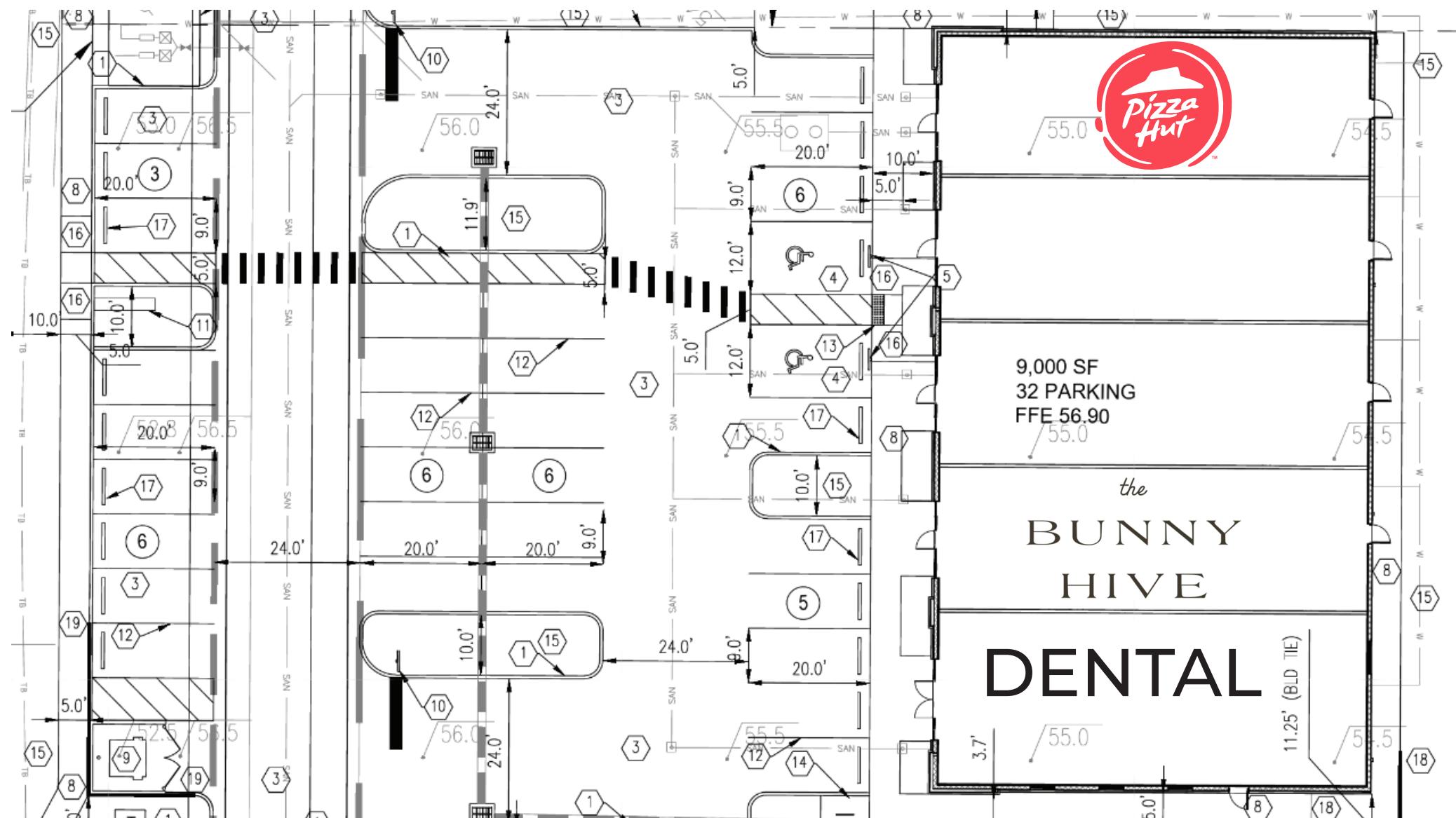
1,525 1 Mile	20,259 3 Mile	55,342 5 Mile
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Traffic Counts



Property Overview

- Positioned just off the intersection of FL-54 (62,000+ VPD) and Gunn Hwy (17,000+ VPD)
- Located at the entrance to recently completed Lowe's anchored town center
- Robust demographic profile- AHHI exceeding \$130k in all radii
- New Publix Super Market at NEQ of 54 & Gunn HWY
- Lowe's at SWQ of 54 & Gunn HWY





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