

1st Professional Centre

FOR SALE COMMERCIAL CONDOMINIUM

5701 Overseas Highway,
Marathon, FL 33050
"The Florida Keys"

Suite Size: **± 4,139 SF**
Zoning: **MU - Mixed Use Commercial**
List Price: **\$1,100,000.00**

For More Information

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1st Professional Centre

5701 Overseas Highway | Marathon, FL 33050



Suite Size:	± 4,139 SF
Zoning:	MU - Mixed Use Commercial
Parking:	14 Spaces @ 3.51/1000
Total Building Parking:	60 Spaces
Building Area:	± 17,095 SF
Year Built:	1978
Property Taxes:	\$1,050 per year
Operating Expenses:	\$1,781.00 per month



Property Overview

The 1st Professional Centre Commercial Condominium is a mixed-use facility with professional and medical services.

It is centrally located to Marathon's restaurants, retail stores and services, suppliers, residential communities.

It is 1.5 miles to Baptist Fishermen's Hospital — one of the Keys three hospitals.

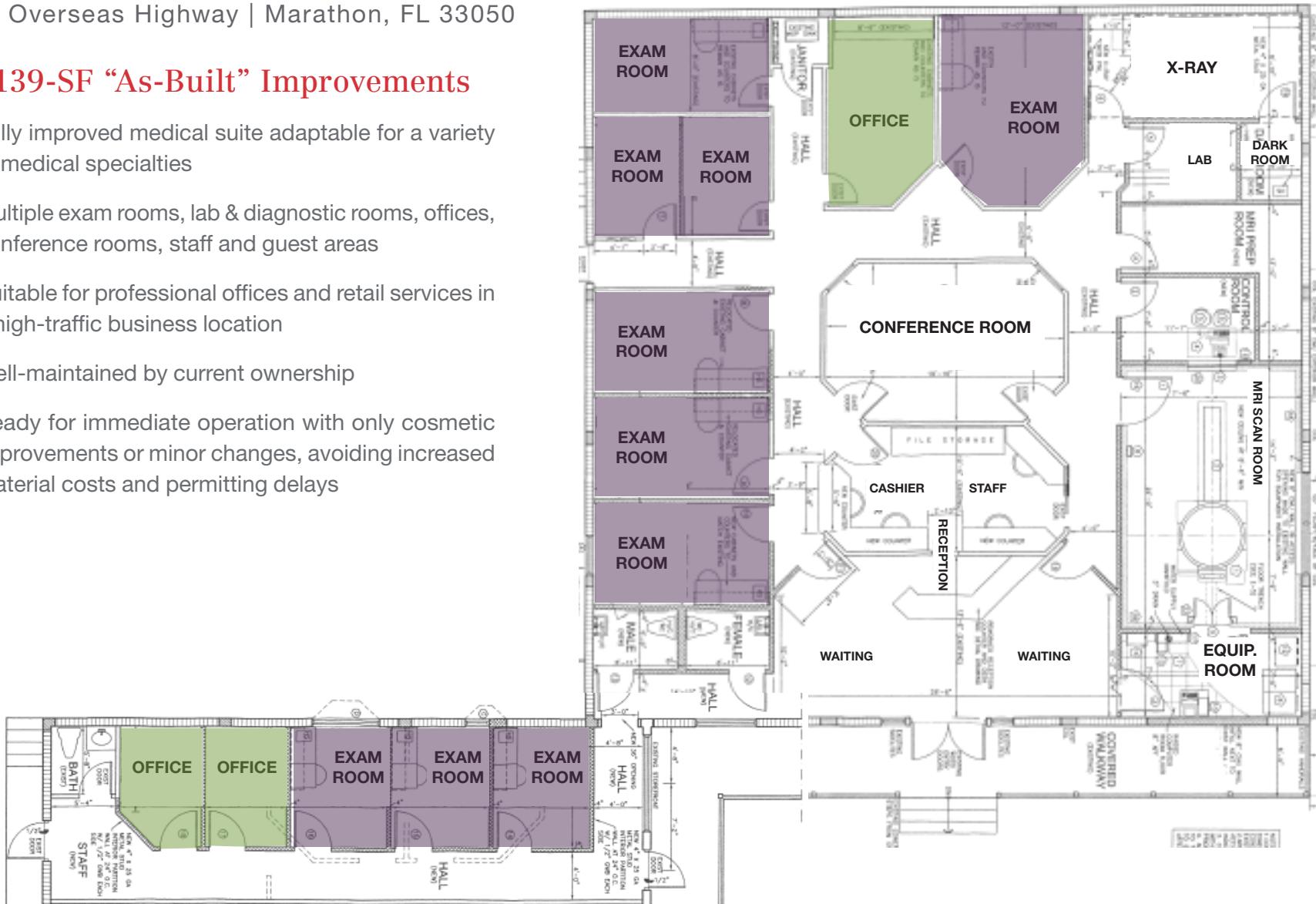


Floor Plan

5701 Overseas Highway | Marathon, FL 33050

± 4,139-SF “As-Built” Improvements

- Fully improved medical suite adaptable for a variety of medical specialties
- Multiple exam rooms, lab & diagnostic rooms, offices, conference rooms, staff and guest areas
- Suitable for professional offices and retail services in a high-traffic business location
- Well-maintained by current ownership
- Ready for immediate operation with only cosmetic improvements or minor changes, avoiding increased material costs and permitting delays



Photos

5701 Overseas Highway | Marathon, FL 33050

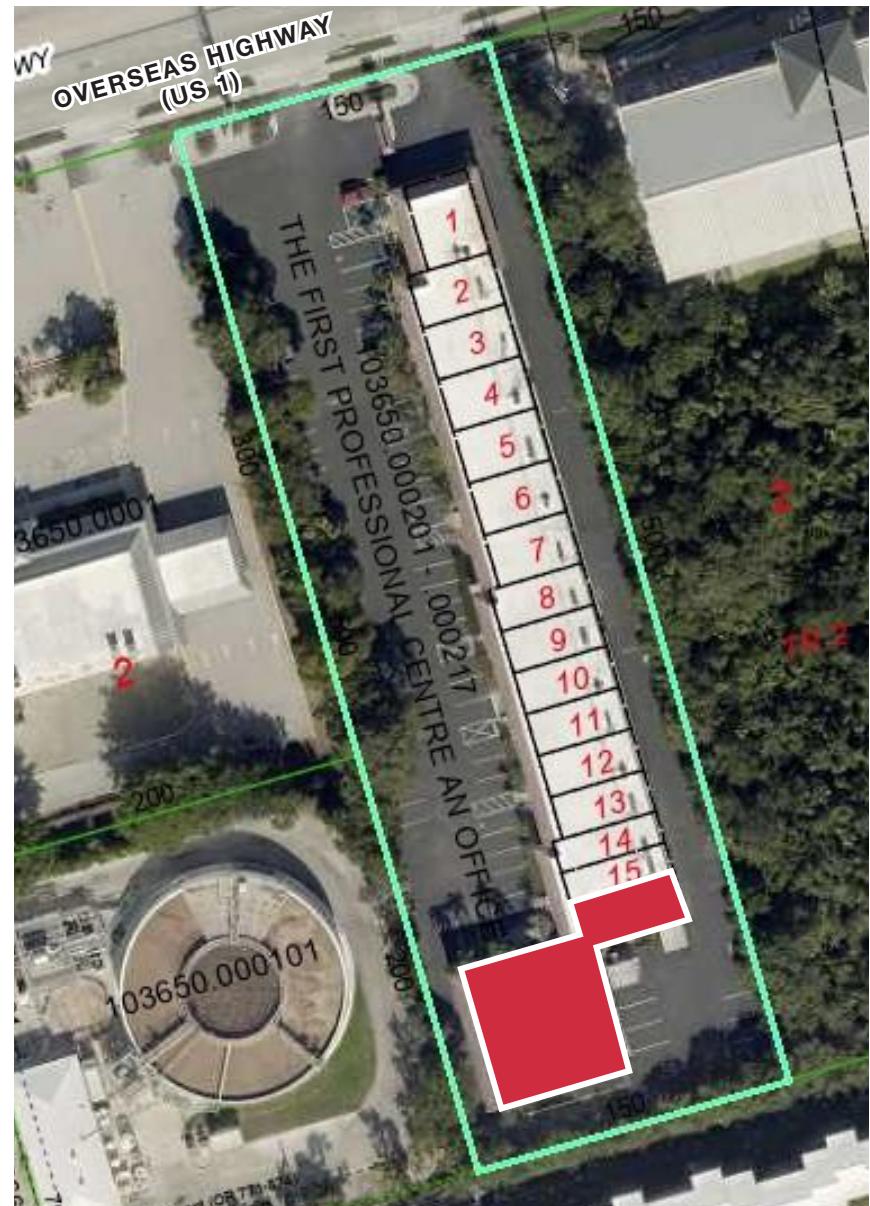


Site Plan

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1st Professional Centre Business Roster

- Mount Sinai Cardiology
- Overseas Chiropractic
- Keys Dental Specialists
- Professional Healthcare Associates – Pulmonary, Sleep, Intensive Care
- Florida Ankle & Foot Institute
- Marathon Health Medical Center – Steve J. Smith M.D.
- Professional Healthcare Associates – Lung Care
- Miracle Ear Audio Testing & Sales Kyle Atkins, A.U.D
- David L. Manz Law Firm
- James J. Dorl P.A. Law Offices
- Patricia Watts, PhD - Clinical Psychologist
- Keys Hairmasters
- Office of Criminal Conflicts & Civil Regional Counsel



Regional Map

5701 Overseas Highway | Marathon, FL 33050

Location Overview

Marathon Key is “The Heart of the Florida Keys” the midway Key from Key Largo to Key West, 50 Miles from Key West and 54 miles from Key Largo.

Marathon is set on 13 islands known for their beaches and barrier reef. Marathon is a major sport fishing destination. It is famous for its beautiful beaches, parks and destinations for diving, snorkeling and boating, Keys Aquarium Encounters, Crane Point Museum and Nature Center and Dolphin Research Center.



Retail Map - Micro

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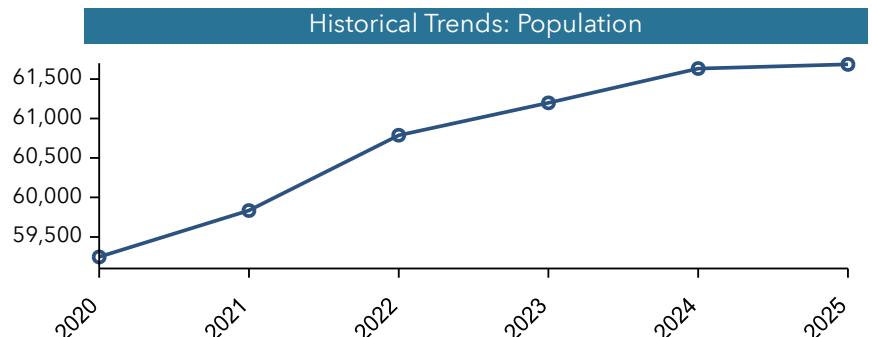


Demographics

5701 Overseas Highway | Marathon, FL 33050



Population Trends



Key Facts

Education	No High School Diploma	5.8%
	High School Graduate	27.2%
	Some College/Associates Degree	26.5%
	Bachelor's/Grad/Prof Degree	40.5%
Business	Total Businesses	5,044
	Total Employees	41,570
Employment	White Collar	53.7%
	Blue Collar	20.4%
	Services	25.8%
	Unemployment Rate	2.4%



HOUSEHOLDS

26.7K



MEDIAN AGE

49.8

20.5% higher than
United States



MEDIAN HH
INCOME

\$94.5K

13.6% higher than
United States



MEDIAN
HOME VALUE

\$813.7K

54.5% higher than
United States



HOMEVALUE TO
INCOME RATIO

8.6

Median home value divided
by median HH income