

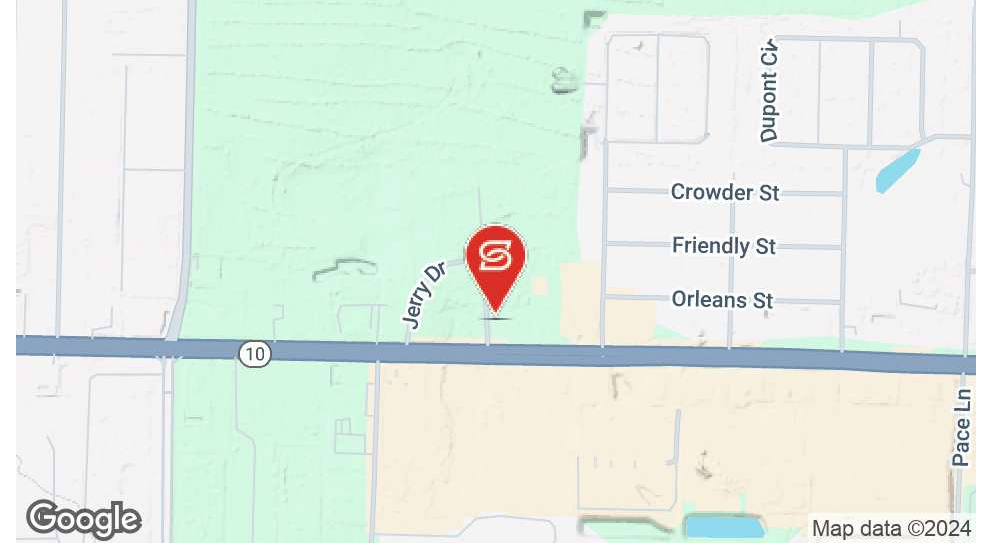
OFFICE BUILDING FOR SALE  
DECEMBER 2024

**4758 US 90**

4758 US 90  
PACE, FL

**stirling**





## PROPERTY DESCRIPTION

4758 US 90, Pace, FL 32571 – a notable retail site now available for purchase. Situated on approximately 0.32 acres, this property features a 705 SF building constructed in 2023. Located directly on Highway 90, it boasts easy access from both directions via a directional median cut. This prime location is surrounded by prominent retailers, including a recently developed Aldi, LongHorn Steakhouse, Jersey Mike's, and Five Guys. Additionally, it is directly across from major anchors such as Walmart Supercenter, Target, Home Depot, PetSmart, a movie theater, and more.

## PROPERTY HIGHLIGHTS

- +/- 0.32 AC
- 705 SF retail building
- Surrounded by national retailers

## LOCATION DESCRIPTION

Optimal location situated directly on Highway 90 in the retail corridor of Pace, FL. Across the street from Publix Super Market at Santa Rosa Commons, Target, TJ Maxx, Panera Bread, Moe's Southwest Grill. Right next door to ALDI, Wendy's, Five Guys & Starbucks. FDOT Average Annual Daily Traffic: 34,500.

## OFFERING SUMMARY

Sale Price:	\$375,000
Lot Size:	0.32 Acres
Building Size:	705 SF





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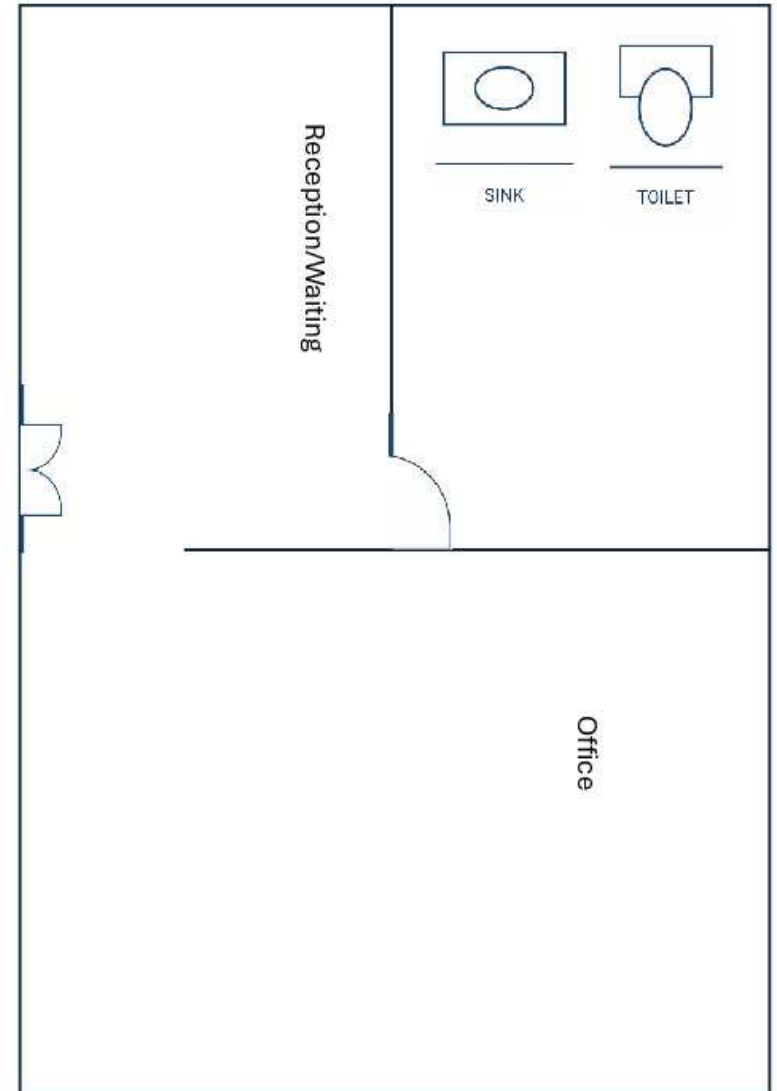
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DUCT ASPHALT DRIVEWAY  
PER COUNTY DETAIL (TYP)

YELLOW THERMOPLASTIC  
FDOT PLAN 711-001  
50 LF TOTAL

KEYSTONE RETAINING WALL  
W/RAILING BY OTHERS

LANDSCAPE  
BUFFER (TYP)

BUILDING  
SETBACK (TYP)

PROPERTY  
BOUNDARY (TYP)

VISIBILITY TRIANGLE  
FDOT DESIGN MANUAL 212.11  
DL @ 30MPH REQUIRED = 250'  
DL @ 30MPH PROVIDED = 250'

FTP-20-06  
FTP-22-06

CR-C

STORM  
POND  
SWMF-1

LOT CORNER  
N: 593048.98  
E: 1142668.50

PARCEL LINE  
(TYP)

TYPE F CURB & GUTTER (TYP)  
FDOT PLAN 520-001

ASPHALT PAVEMENT  
HEAVY-DUTY (TYP)

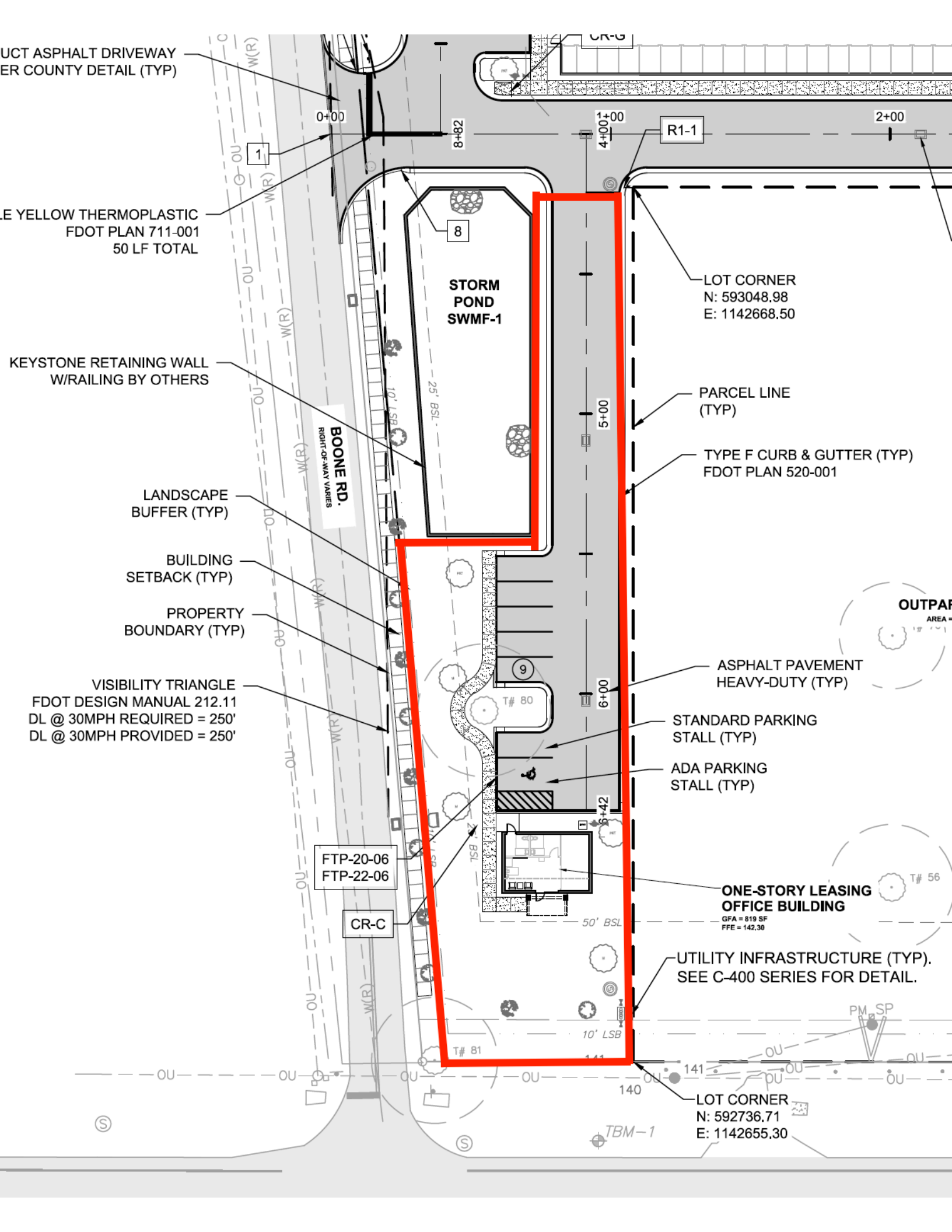
STANDARD PARKING  
STALL (TYP)

ADA PARKING  
STALL (TYP)

ONE-STORY LEASING  
OFFICE BUILDING  
GFA = 819 SF  
FFE = 142.30

UTILITY INFRASTRUCTURE (TYP).  
SEE C-400 SERIES FOR DETAIL.

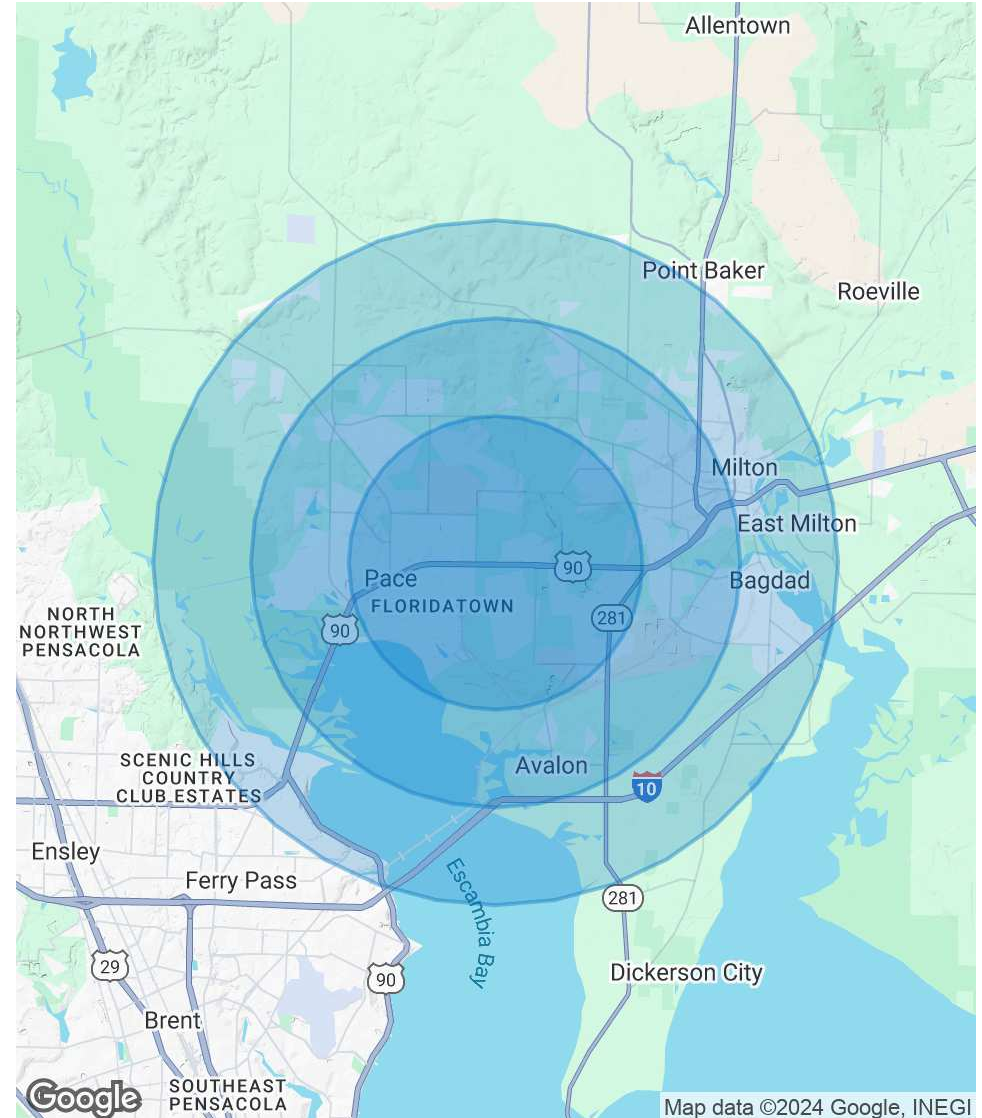
LOT CORNER  
N: 592736.71  
E: 1142655.30



POPULATION	3 MILES	5 MILES	7 MILES
Total Population	29,295	63,434	89,549
Average Age	39	40	41
Average Age (Male)	38	39	40
Average Age (Female)	41	41	42

HOUSEHOLDS & INCOME	3 MILES	5 MILES	7 MILES
Total Households	10,880	23,673	33,630
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$97,157	\$104,167	\$103,220
Average House Value	\$289,296	\$316,780	\$326,859

Demographics data derived from AlphaMap



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