

Freestanding Willow Walk Office Space

315 NW 138th Ter

Executive Summary

Newberry, FL 32669



OFFERING SUMMARY

Sale Price:	\$975,000
Building Size:	5,095 SF
Lot Size:	5,215 SF
Price / SF:	\$190.80
Year Built:	2004
Zoning:	PD
CAM Fees:	\$1,258.75/QTR

PROPERTY OVERVIEW

This well thought out and beautifully designed office sits in the rapidly growing Jonesville area on the north side of Newberry Rd between Arbor Greens and the Jonesville Publix Shopping Center. The building features outstanding natural light, offers a versatile and collaborative floor plan that includes a reception area, 7/8 offices, a central design and production center, a conference room with built-in shelves and cabinets and a lab area inspired by the Chicago Field Museum's Sue Exhibit with a restaurant grade sink trap.

PROPERTY HIGHLIGHTS

Additional highlights include a massive, partially cooled, attic space with well over 1000 sf of floored storage, 2013 metal roof, 3 newer HVACs (ages 2013, 2020 and 2021 with dehumidifier) and a kitchen with refrigerator, range, microwave, and dishwasher. The exceptional floor plan includes 3 aesthetically designed entrances that can easily allow the building to be split to accommodate multiple businesses or tenants. The office has abundant parking and an extraordinary location walking distance from Jonesville Publix shopping and restaurants.

For More Information:



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BOSSHARDT

— REALTY SERVICES —

COMMERCIAL & LAND DIVISION

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Additional Photos



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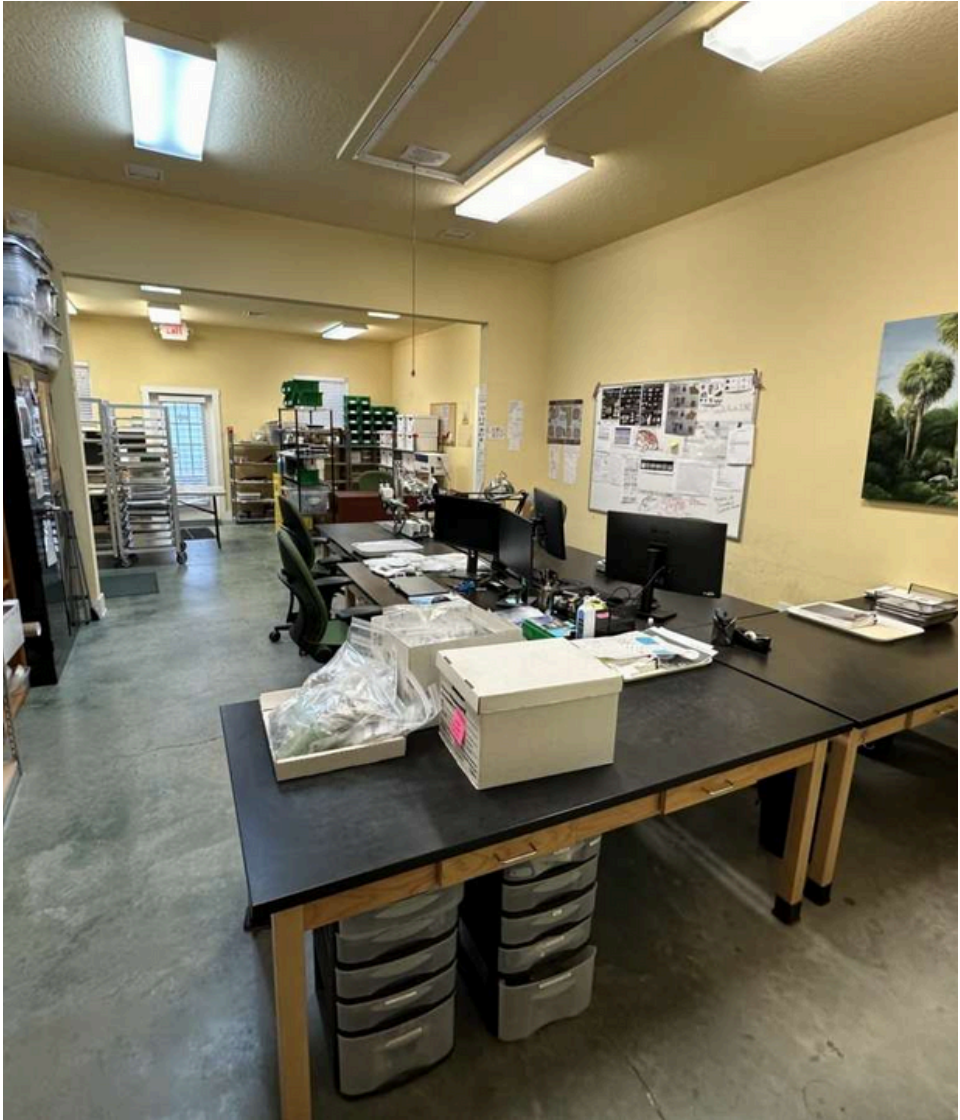


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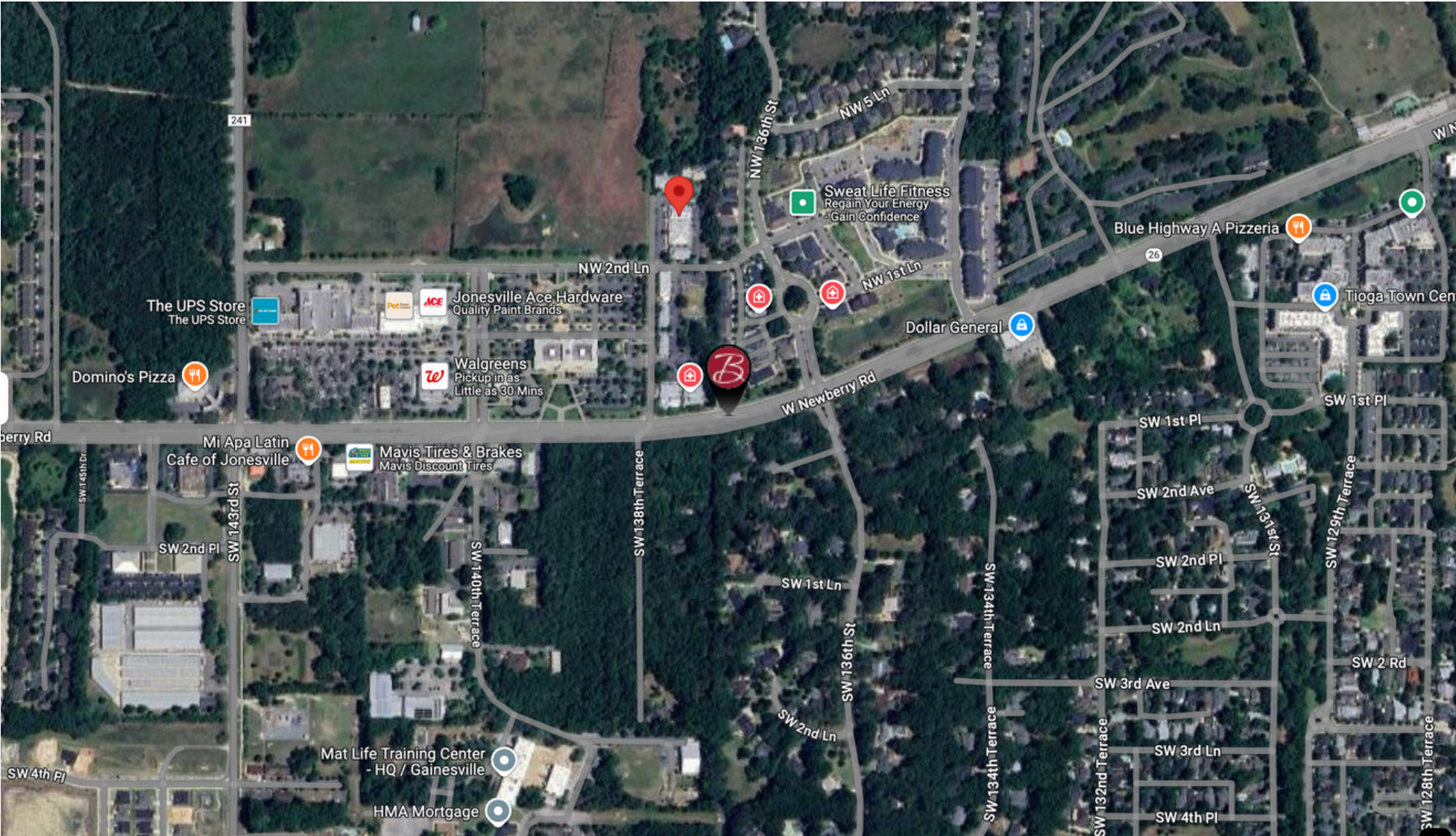


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Location Map



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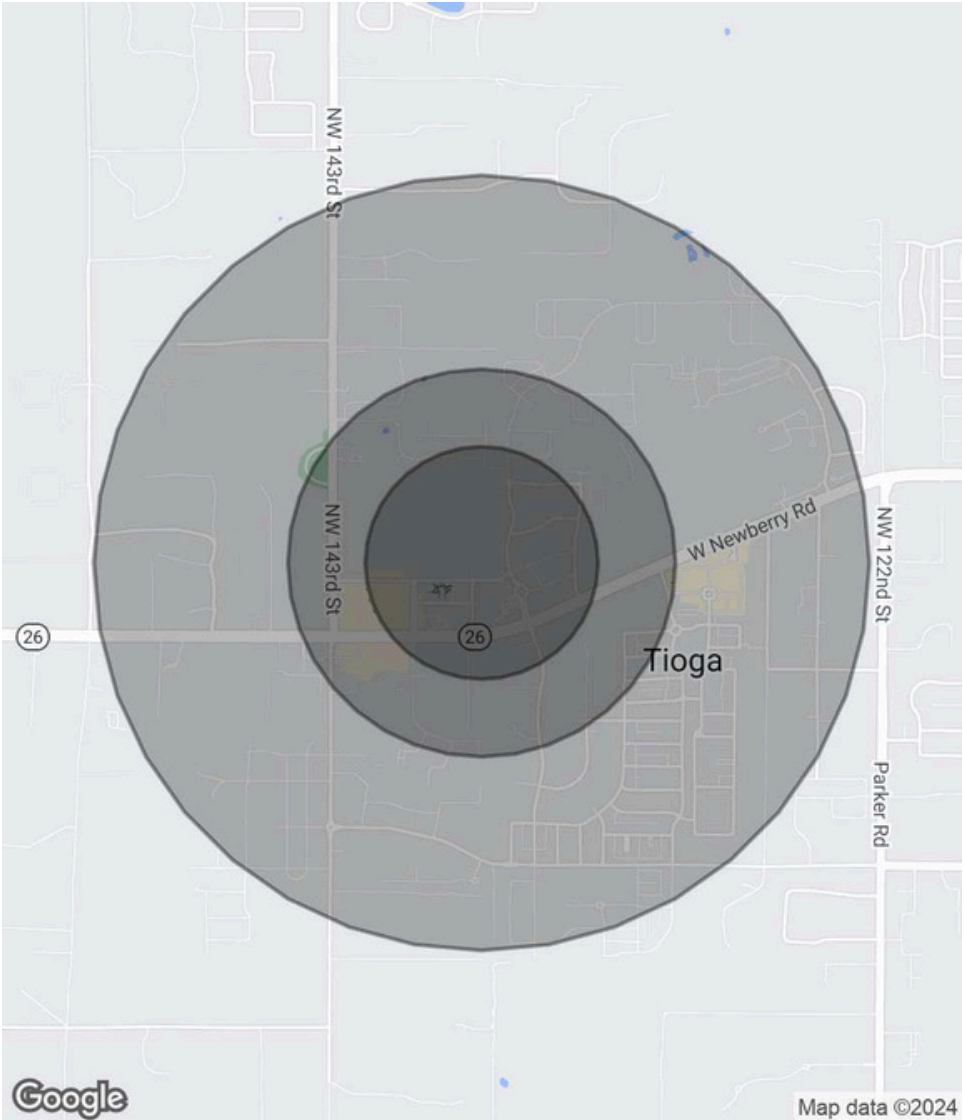


Demographics Map & Report

POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	321	1,156	4,584
Average Age	42	43	42
Average Age (Male)	40	40	40
Average Age (Female)	45	45	44

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	132	470	1,808
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$157,977	\$155,086	\$146,402
Average House Value	\$441,889	\$463,182	\$473,429

TRAFFIC COUNT
27,000/day /day
Demographics data derived from AlphaMap



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