



## AVAILABLE FOR SUBLEASE

5060 Seminole Pratt Whitney Rd.  
Westlake, FL 33470

### PROPERTY HIGHLIGHTS

- Available: 6,940 SF
- ±46' of frontage | ±24' clear height
- Access to signalized intersection (32,000+ AADT)
- Delivery Immediately



### 2025 DEMOGRAPHICS

	1 MILE	3 MILE	5 MILE
Population	1,368	23,448	53,740
Median HH Income	\$137,421	\$127,306	\$127,018
Median Age	38.0	39.7	41.3

### AREA TENANTS



# MARKET AERIAL



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# ZOOM AERIAL



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# DRIVETIME MAP

## 2025 DEMOGRAPHICS

	5 MINUTE DRIVE TIME	10 MINUTE DRIVE TIME	15 MINUTE DRIVE TIME
 POPULATION	<b>1,826</b>	<b>25,379</b>	<b>47,539</b>
 HOUSEHOLDS	<b>638</b>	<b>8,851</b>	<b>16,418</b>
 DAYTIME POPULATION	<b>1,520</b>	<b>16,684</b>	<b>30,807</b>
 AVERAGE HH INCOME	<b>\$163,238</b>	<b>\$157,141</b>	<b>\$157,897</b>
 MEDIAN AGE	<b>39.5</b>	<b>39.8</b>	<b>41.5</b>

