

4,000 SF OFFICE BLDG ON 441 IN BELLEVIEW

5925 SE ABSHIER BLVD, BELLEVIEW, FL 34420

EXECUTIVE SUMMARY

OFFICE BUILDING FOR SALE



OFFERING SUMMARY

Sale Price:	\$825,000
Available SF:	4,000
Lot Size:	0.47 Acres
Year Built:	1958
Building Size:	4,000 SF
Zoning:	B4
Market:	Office
Submarket:	Medical
Traffic Count Street:	30,500 AADT
Price / SF:	\$206.25

PROPERTY OVERVIEW

Great 4,000 SF building in the heart of Belleview located right on Hwy US 441/27 across the new Advent ER and at the Hwy 301 split. Phenomenal high traffic road visibility with large monument sign. Positioned for an end-user but could serve as an income producing property with several tenant spaces available.

PROPERTY HIGHLIGHTS

- Across the street from Belleview ER
- Directly on 441/301/27
- 30,500 AADT
- Large Monument Sign
- Will also consider lease

FOR MORE INFORMATION CONTACT:

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BOYD REAL ESTATE, LLC | 1720 SE 16th Ave #200, Ocala, FL 34471 | 352.861.2248 | boydrealestategroup.com

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ADDITIONAL PHOTOS

OFFICE BUILDING FOR SALE



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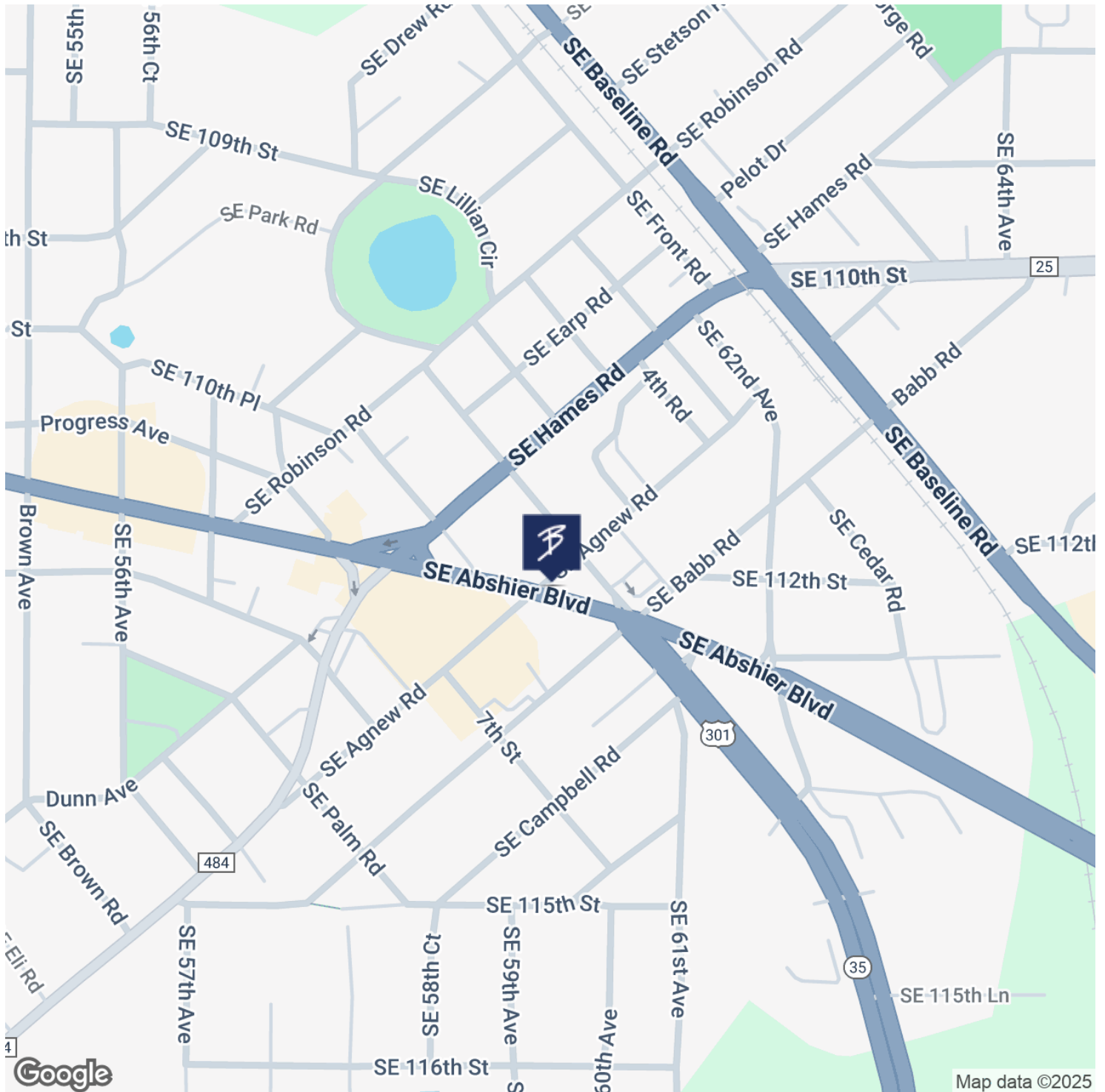


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LOCATION MAP

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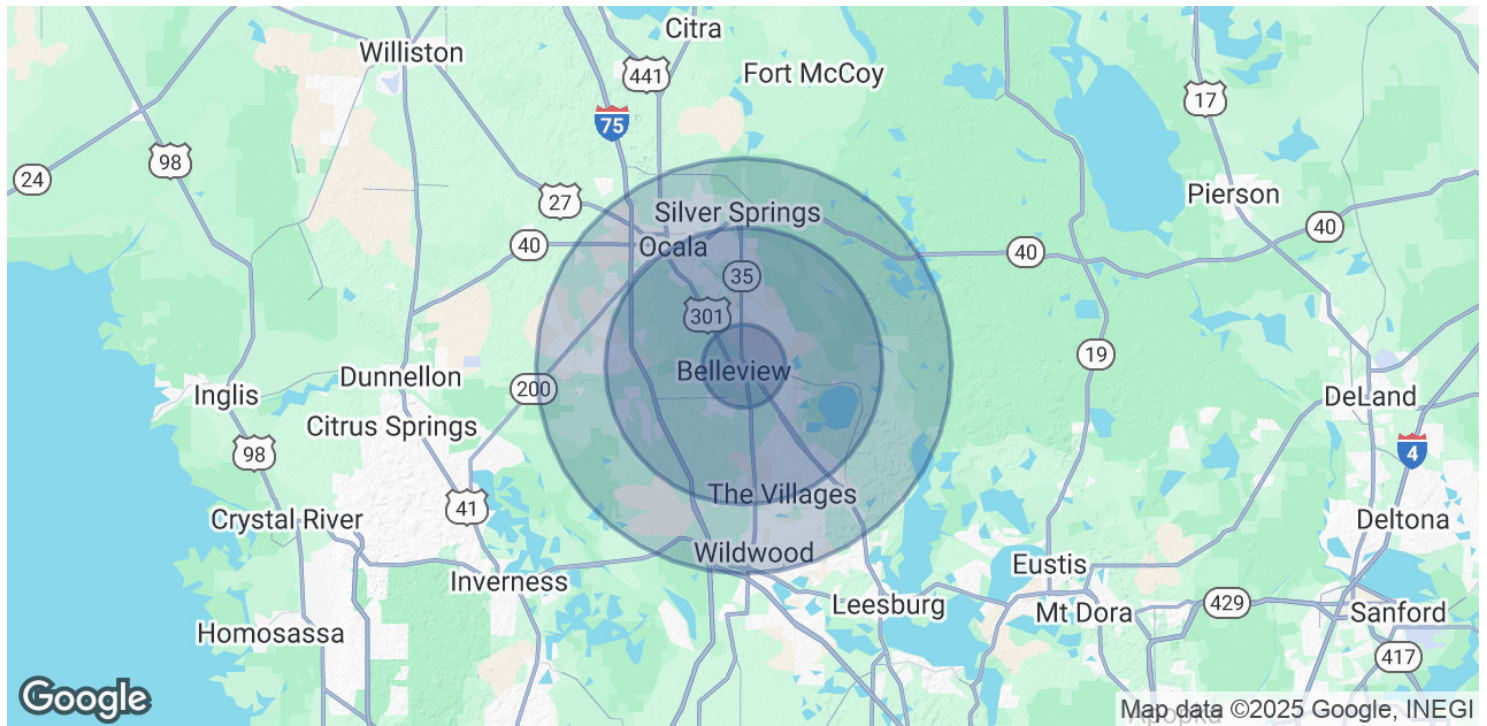


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DEMOGRAPHICS MAP & REPORT

OFFICE BUILDING FOR SALE



POPULATION	3 MILES	10 MILES	15 MILES
Total Population	20,924	239,431	434,107
Average Age	43	49	53
Average Age (Male)	42	48	52
Average Age (Female)	44	50	53

HOUSEHOLDS & INCOME	3 MILES	10 MILES	15 MILES
Total Households	8,450	102,580	197,156
# of Persons per HH	2.5	2.3	2.2
Average HH Income	\$74,138	\$85,590	\$84,302
Average House Value	\$238,977	\$288,912	\$303,459

Demographics data derived from AlphaMap

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