



PROPERTY DESCRIPTION

Freestanding Medical Office Available in Pace, FL. Located by the intersection of US Hwy 90 and West Spencer Field Rd. this 0.41 acre site is zoned Neighborhood Commercial and is surrounded by commercial users to the north and a residential neighborhood to the south. Demographics within a 5 mile radius include a Total Population of 53,378 and an Average Household Income of 109,127

PROPERTY HIGHLIGHTS

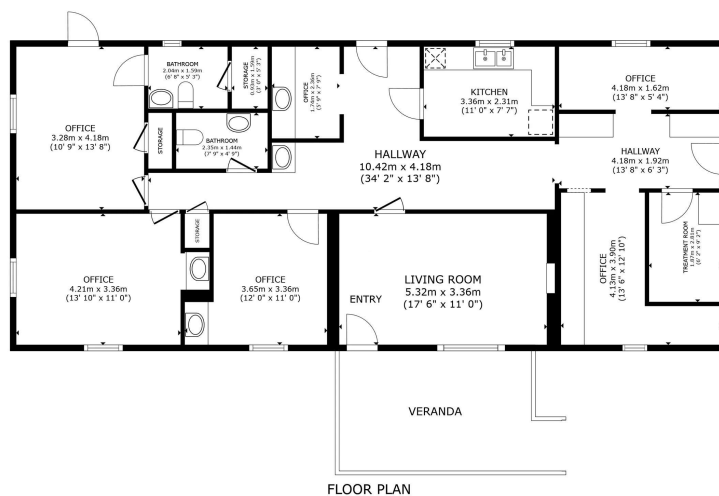
- On Site Parking Lot. Freestanding. Medical Office. Monument Sign.

OFFERING SUMMARY

Sale Price:	\$250,000
Number of Units:	1
Lot Size:	0.41 Acres
Building Size:	1,563 SF
Zoning	NC
Property Type	Office
Traffic Count	37,500

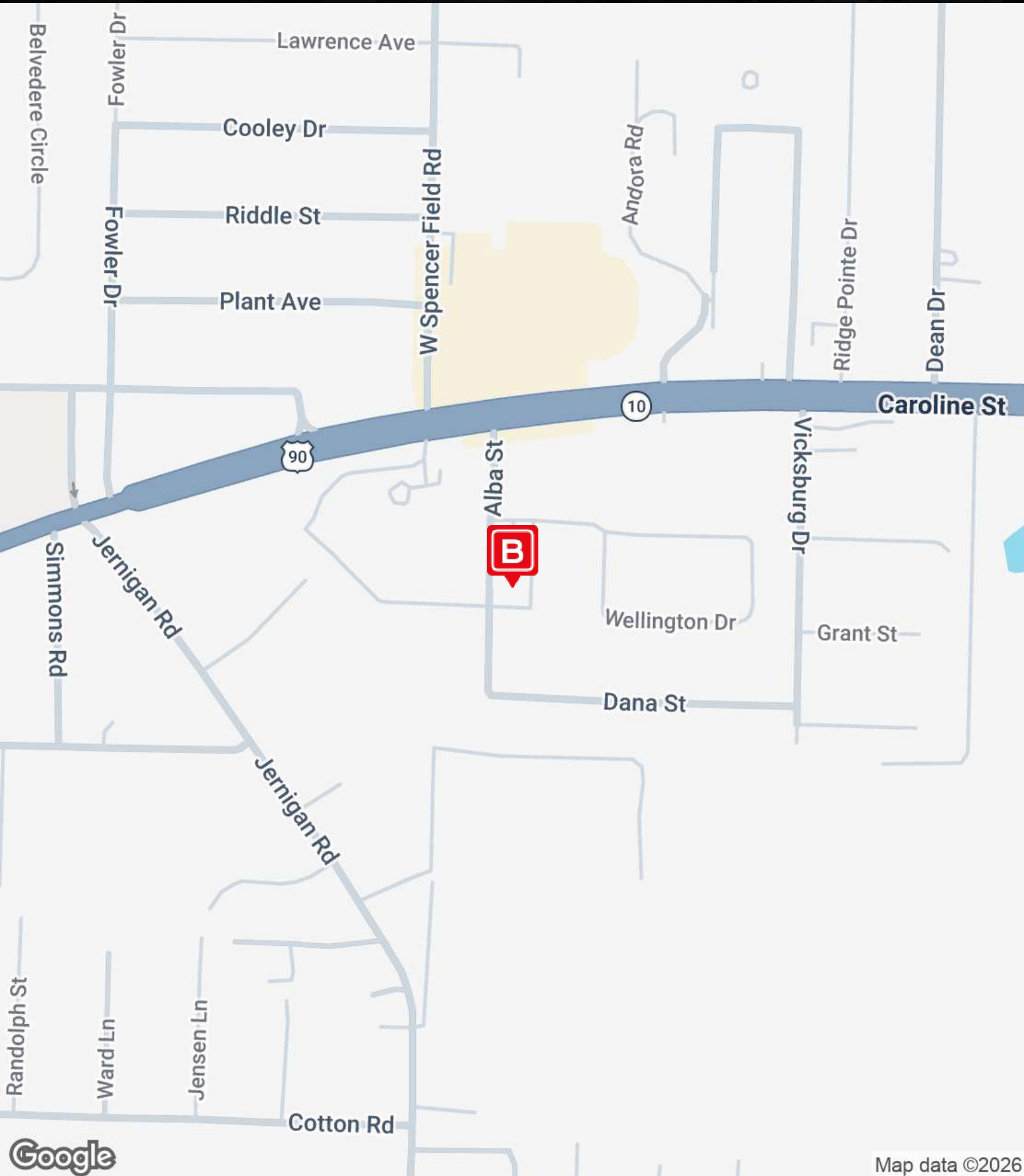
DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

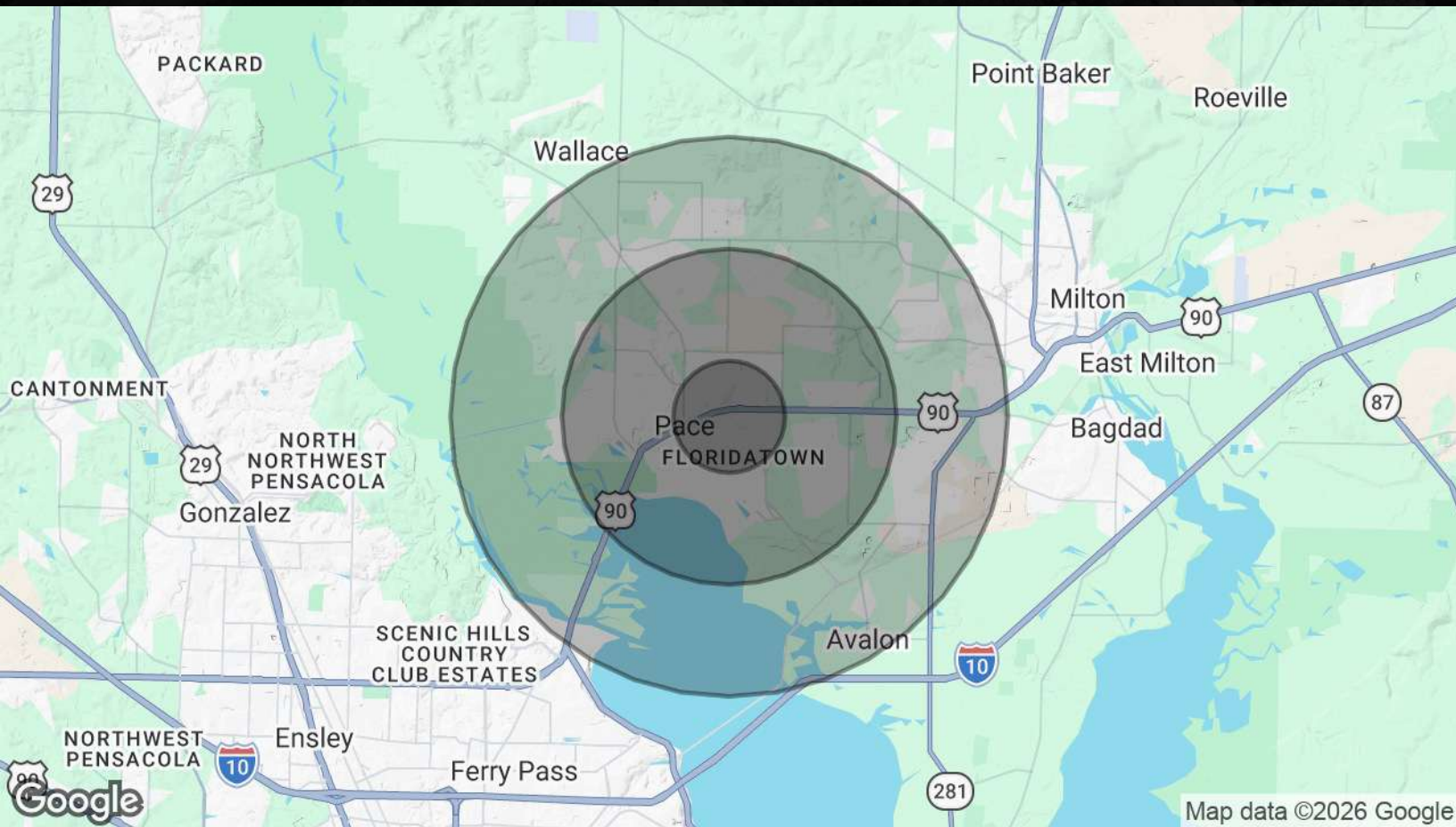
Total Households	1,583	8,955	18,921
Total Population	4,547	25,828	52,378
Average HH Income	\$91,156	\$105,840	\$109,127



GROSS INTERNAL AREA
FLOOR PLAN 126.9 m² (1,406 sq.ft.)
EXCLUDED AREAS: VERANDA 16.2 m² (174 sq.ft.)
TOTAL: 138.0 m² (1,486 sq.ft.)
SIZES AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY.







POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,547	25,828	52,378
Average Age	36.5	37.1	38.1
Average Age (Male)	35.9	36.9	36.8
Average Age (Female)	34.3	37.3	39.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,583	8,955	18,921
# of Persons per HH	2.9	2.9	2.8
Average HH Income	\$91,156	\$105,840	\$109,127
Average House Value	\$217,249	\$262,059	\$282,946

2023 American Community Survey (ACS)