

# LEASE

5200 HWY 90

Pace, FL 32571



## PROPERTY DESCRIPTION

Freestanding retail building for Lease on Hwy 90 in Pace. AADT of 34,000 with Full Median cut on US Hwy 90 and signage. The Pea Ridge Connector is located just one parcel to the East of this site. Demographics within a 5 mile radius include a Total Population of 65,013 and an Average Household Income of \$101,986

## PROPERTY HIGHLIGHTS

- Freestanding Building, Signage, 135 Ft Rd Frontage on US Hwy 90, Full Median Cut, AADT 34,000

## OFFERING SUMMARY

Lease Rate:	\$15.00 SF/yr (NNN)
NNN Rate:	\$2.75/SF/yr
Lot Size:	0.6 Acres
Building Size:	3,782 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,604	11,231	24,460
Total Population	4,331	29,887	65,013
Average HH Income	\$90,408	\$97,889	\$101,986

**Melissa Glyptis Simpson**  
(850) 733-6532



**COLDWELL BANKER**  
**COMMERCIAL**  
REALTY

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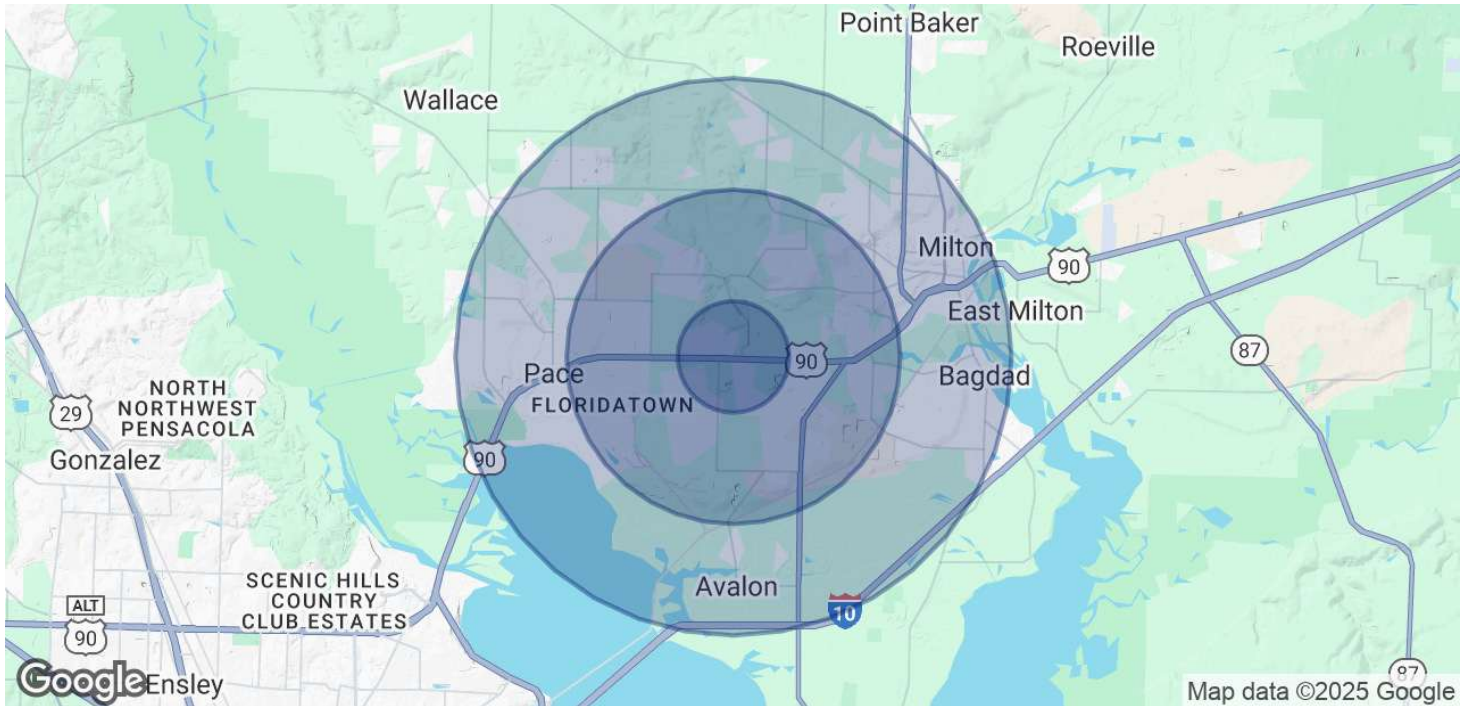
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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,331	29,887	65,013
Average Age	39	40	40
Average Age (Male)	38	38	39
Average Age (Female)	41	41	41

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,604	11,231	24,460
# of Persons per HH	2.7	2.7	2.7
Average HH Income	\$90,408	\$97,889	\$101,986
Average House Value	\$267,455	\$288,109	\$308,153

\* Demographic data derived from 2020 ACS - US Census

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