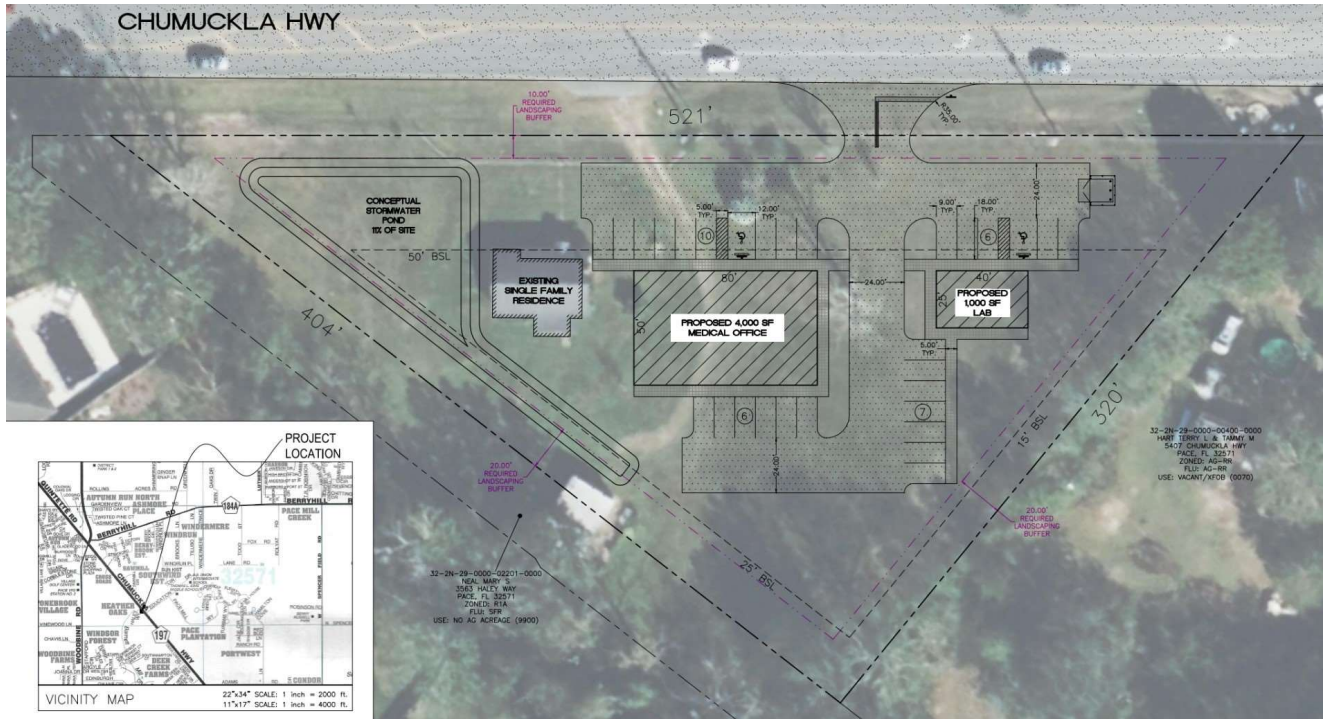


# LEASE

**5433 CHUMUCKLA HWY**

5433 Chumuckla Hwy Pace, FL 32571



## PROPERTY DESCRIPTION

3 Units Available in Pace, FL. Existing Freestanding Office Available, with full renovation underway. Two new medical office buildings being built to the south of this structure. Located at the entrance of Education Dr., this site is surrounded by schools and residential developments. Existing Office Structure is 1062 SF, with the proposed build-to-suit MOB's being approximately 4,000 SF and 1,000 SF. Demographics within a 3 mile radius include a Total Population of 18,211 and an Average House Hold Income of \$75,076.

## PROPERTY HIGHLIGHTS

- More than 1500 New Homes under construction in immediate area. New K-8 under construction north of this site. Existing and BTS Leasing Opportunity. Located a half mile to 5 Point and 2.5 Miles to US Hwy 90.

## OFFERING SUMMARY

Lease Rate:	\$28.00 - 31.64 SF/yr (NNN)
Number of Units:	3
Available SF:	1,000 - 4,000 SF
Lot Size:	1.99 Acres
Building Size:	6,062 SF
Zoning:	SFR-Conditional Use Office
APN:	32-2N-29-0000-00200-0000

SPACES	LEASE RATE	SPACE SIZE
5433-A Chumuckla Hwy	\$31.64 SF/yr	1,062 SF
5433-B Chumuckla Hwy	\$28.00 SF/yr	4,000 SF
5433-C Chumuckla Hwy	\$28.00 SF/yr	1,000 SF

**Melissa Simpson**  
850 733 6532



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COMMERCIAL  
REALTY**

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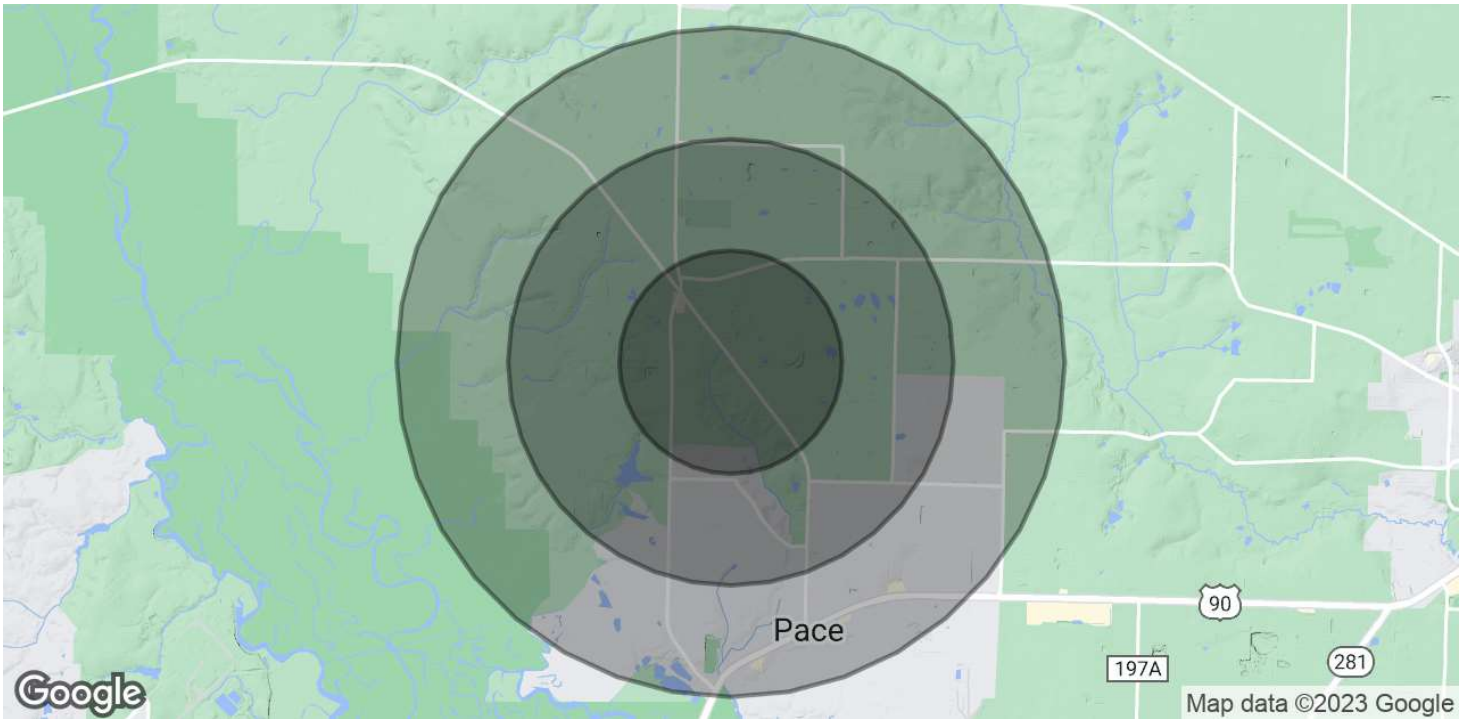


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<b>POPULATION</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Population	3,183	9,217	18,211
Average Age	43.6	40.9	39.9
Average Age (Male)	42.2	40.8	39.4
Average Age (Female)	44.6	41.2	40.8

<b>HOUSEHOLDS &amp; INCOME</b>	<b>1 MILE</b>	<b>2 MILES</b>	<b>3 MILES</b>
Total Households	1,305	3,711	7,202
# of Persons per HH	2.4	2.5	2.5
Average HH Income	\$87,898	\$79,435	\$75,076
Average House Value	\$228,940	\$219,401	\$204,454

\* Demographic data derived from 2020 ACS - US Census

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