

# LEASE

**5433 CHUMUCKLA HWY**

5433 Chumuckla Hwy Pace, FL 32571



## PROPERTY DESCRIPTION

Two new freestanding buildings Located at the lighted intersection of Chumuckla Hwy and Education Dr., this site is surrounded by schools and residential developments, with 5 Points only a half a mile north of this site. 4,000 SF building was subdivided into 2 units and now has 1,711 SF available for Lease. The second freestanding building is 1,000 SF and is a single tenant occupancy. Demographics within a 5-mile radius include a Total Population of 44,690 and an Average Household Income of \$111,960. FDOT reports an AADT of 20,314.

## PROPERTY HIGHLIGHTS

- New Construction. Freestanding. Will Subdivide. AADT 20,314. More than 1500 New Homes under construction in immediate area. Located a half mile to 5 Point and 2.5 Miles to US Hwy 90.

## OFFERING SUMMARY

Lease Rate:	\$25.00 - 28.00 SF/yr (NNN)
Number of Units:	2
Available SF:	1,000 - 1,711 SF
Lot Size:	1.99 Acres

SPACES	LEASE RATE	SPACE SIZE
5429- Chumuckla Hwy	\$25.00 SF/yr	1,711 SF
5433-C Chumuckla Hwy	\$28.00 SF/yr	1,000 SF

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# LEASE

**BUILDING B. 4,000 SF**  
5433 Chumuckla Hwy Pace, FL 32571



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**BUILDING C. 1,000 SF**  
5433 Chumuckla Hwy Pace, FL 32571



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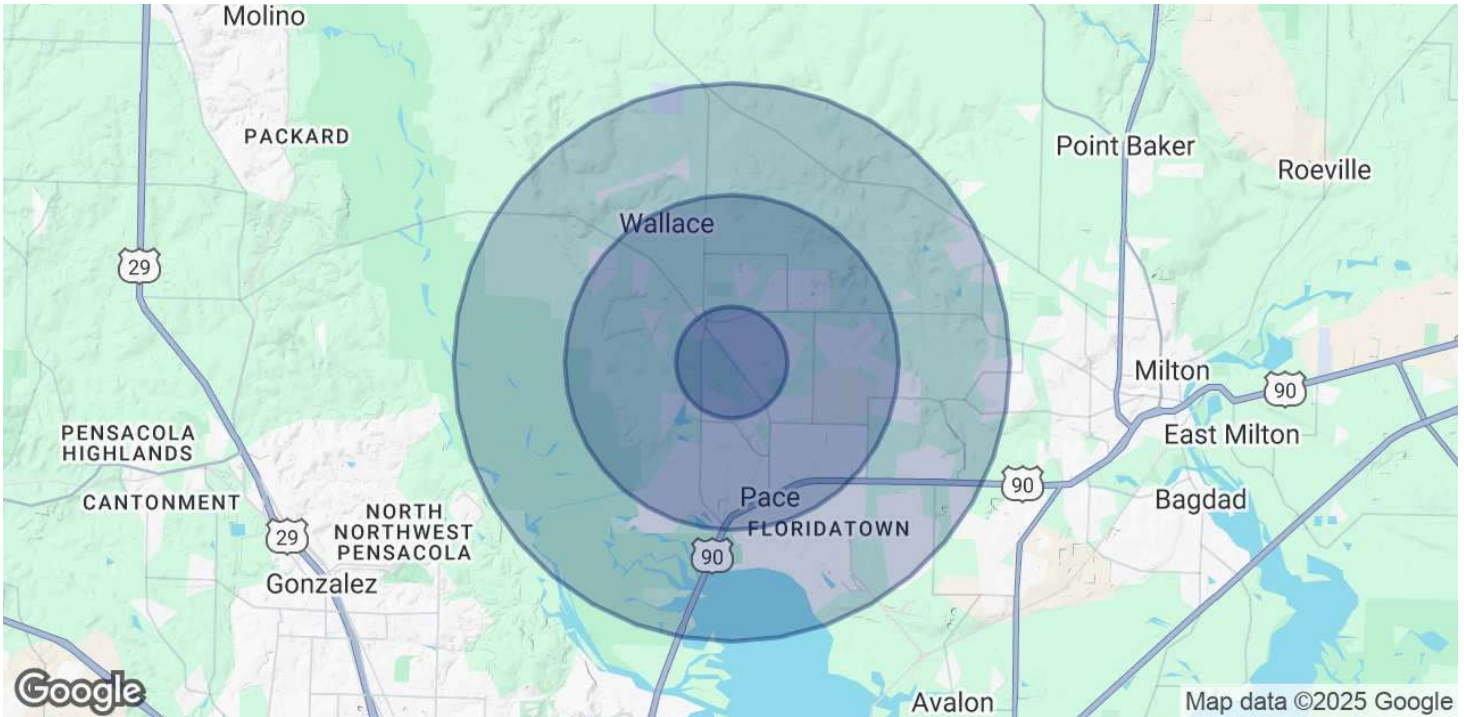


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## POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	5,063	27,131	44,690
Average Age	40	40	40
Average Age (Male)	39	39	39
Average Age (Female)	41	41	41

## HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,787	9,623	16,180
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$111,215	\$115,536	\$111,960
Average House Value	\$415,666	\$371,334	\$358,926

## TRAFFIC COUNTS

20,314/day

\* Demographic data derived from 2020 ACS - US Census

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