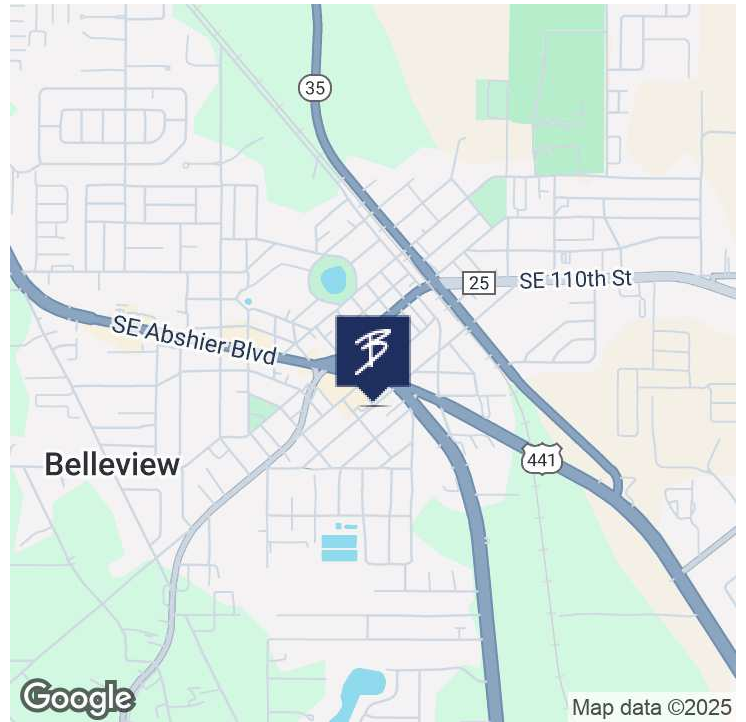
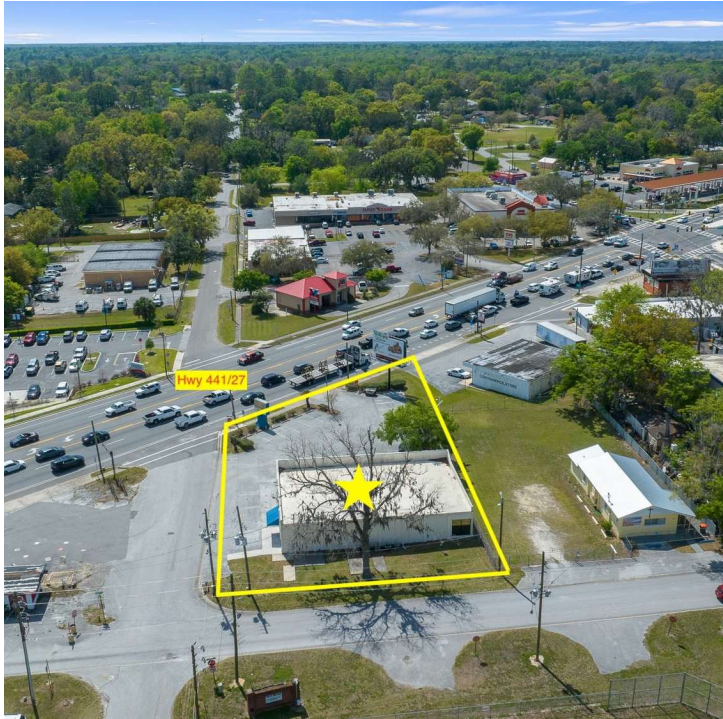


4,000 SF OFFICE BLDG ON 441 IN BELLEVIEW

5925 SE ABSHIER BLVD, BELLEVIEW, FL 34420

EXECUTIVE SUMMARY

OFFICE BUILDING FOR SALE



OFFERING SUMMARY

Sale Price:	\$879,000
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:	\$219.75

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:

Erin Freel | Broker Associate, CCIM | 813.478.1735 | erin@erinfreel.com

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

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.

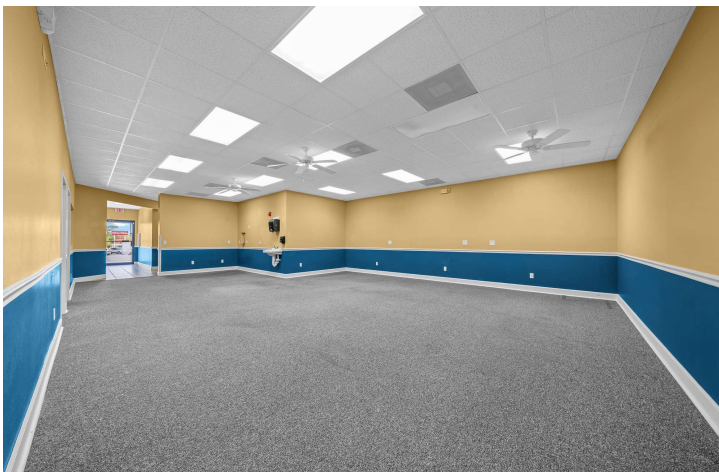
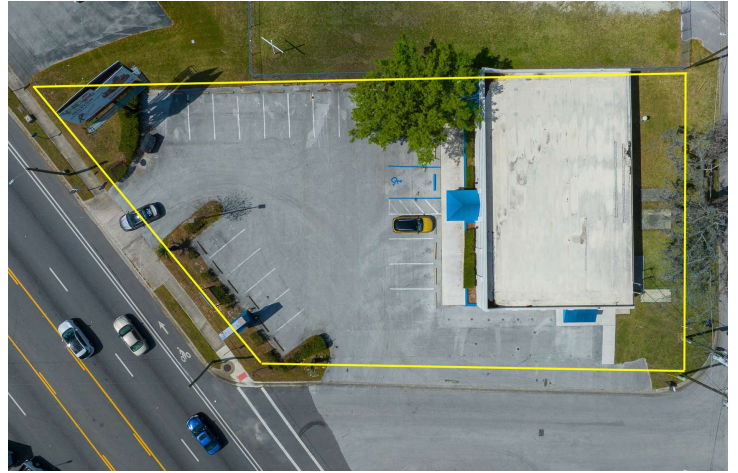


4,000 SF OFFICE BLDG ON 441 IN BELLEVIEW

5925 SE ABSHIER BLVD, BELLEVIEW, FL 34420

ADDITIONAL PHOTOS

OFFICE BUILDING FOR SALE



FOR MORE INFORMATION CONTACT:

Erin Freel | Broker Associate, CCIM | 813.478.1735 | erin@erinfreel.com

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

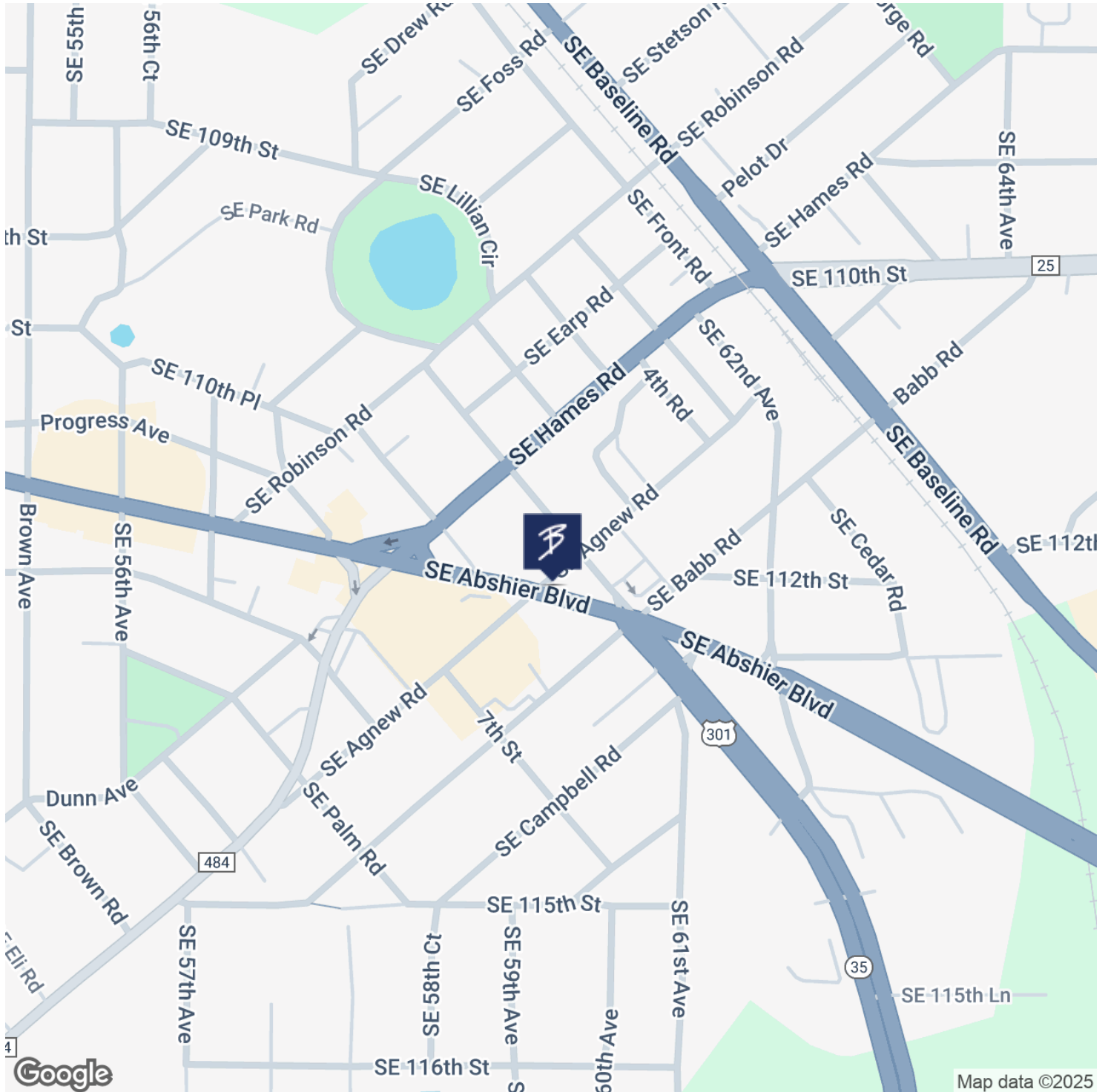


4,000 SF OFFICE BLDG ON 441 IN BELLEVIEW

5925 SE ABSHIER BLVD, BELLEVIEW, FL 34420

LOCATION MAP

OFFICE BUILDING FOR SALE



FOR MORE INFORMATION CONTACT:

Erin Freel | Broker Associate, CCIM | 813.478.1735 | erin@erinfreel.com

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

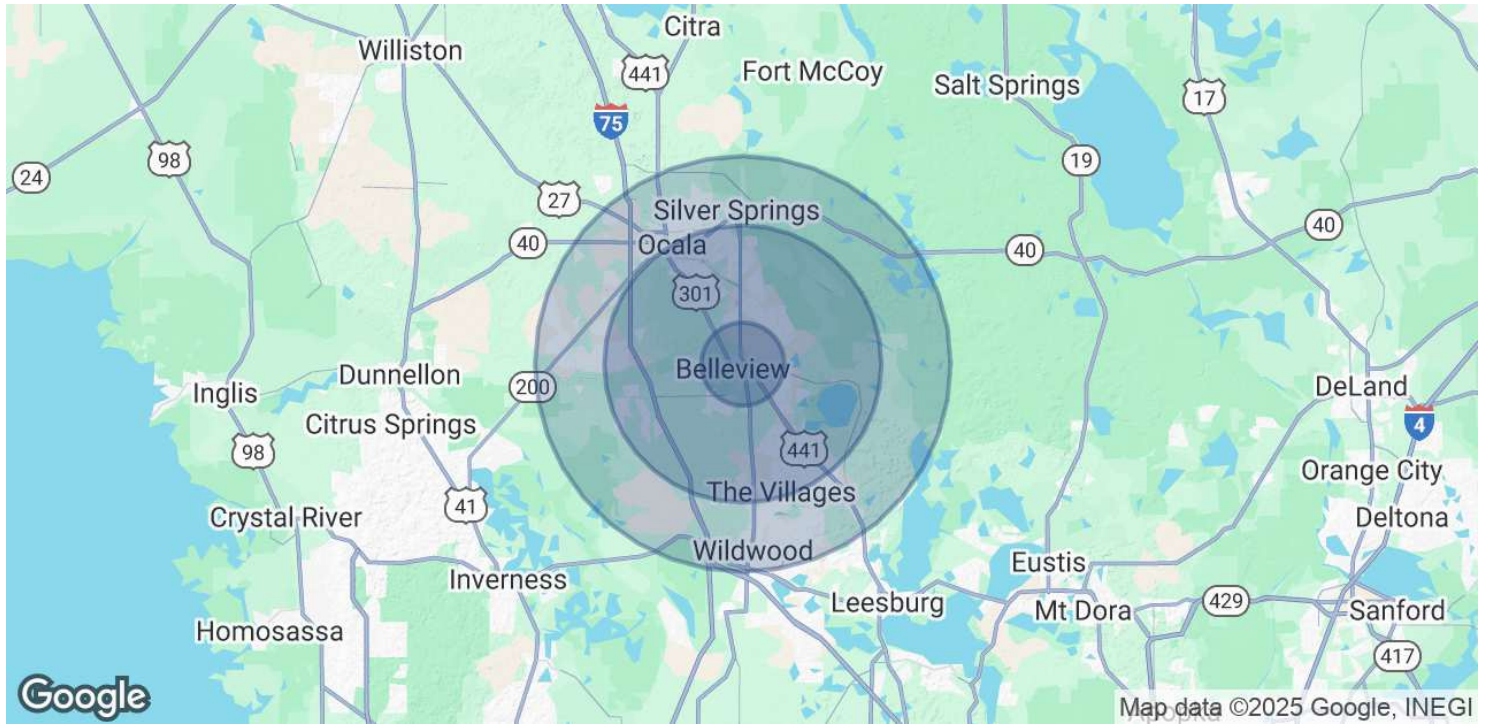


4,000 SF OFFICE BLDG ON 441 IN BELLEVIEW

5925 SE ABSHIER BLVD, BELLEVIEW, FL 34420

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

FOR MORE INFORMATION CONTACT:

Erin Freel | Broker Associate, CCIM | 813.478.1735 | erin@erinfreel.com

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

