

SCHRIMSHERHAGE



INDUSTRIAL SUITES FOR LEASE

2836 County Rd 523 | Coleman, FL

Preston Hage • 407-423-7600 • Preston@SchrimsherHage.com

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PROPERTY FEATURES & SITE PLAN

- Each suite has a dedicated office space and private bathroom, independent HVAC systems, and 14-foot high remote-controlled roll-up doors.
- Industrial park features 24/7 video surveillance and fully gated premises.
- Excellent access to FL Turnpike (3.2 miles) and I-75 (7.5 miles) providing direct access to Orlando, Tampa and Ocala.
- Surrounded by The Villages Master Development with new construction encompassing the immediate market.

DEMOGRAPHICS	1 Mile	3 Mile	5 Mile
Population	1,348	9,026	39,849
Median Age	57.0	62.0	59.0
Average Household Income	\$91,489	\$101,112	\$76,587
Daytime Employment	896	2,844	12,047



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SITE PLAN & AERIAL



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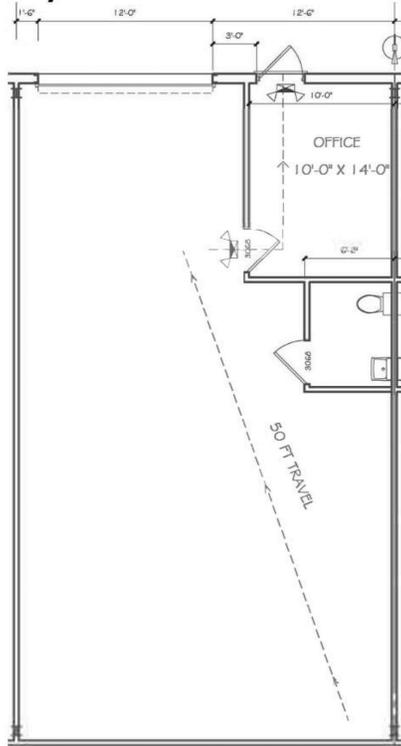
2836 County Rd 523 | Coleman, FL



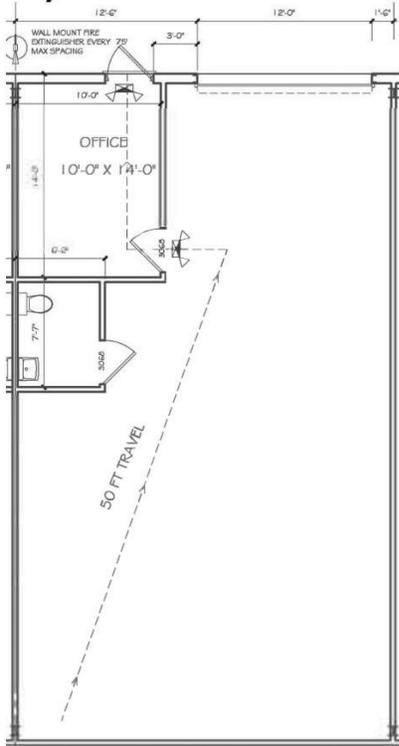
DETAILS BUILDING | B, C, E, F

DETAILS BUILDING | A, D

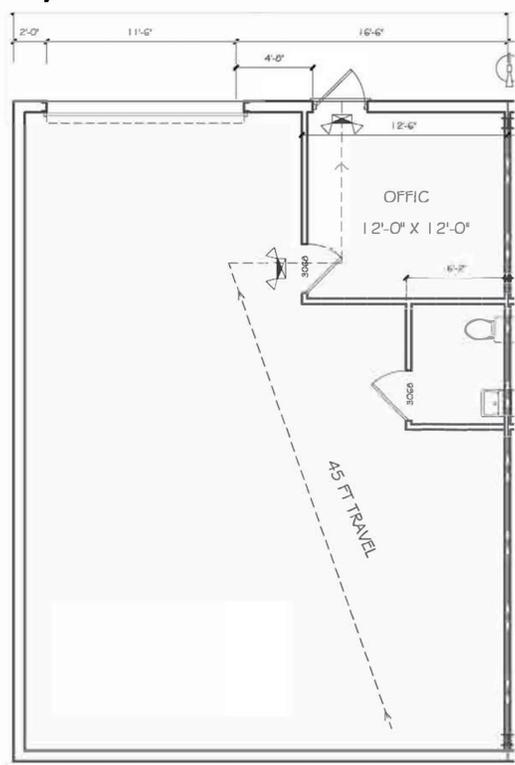
Layout One



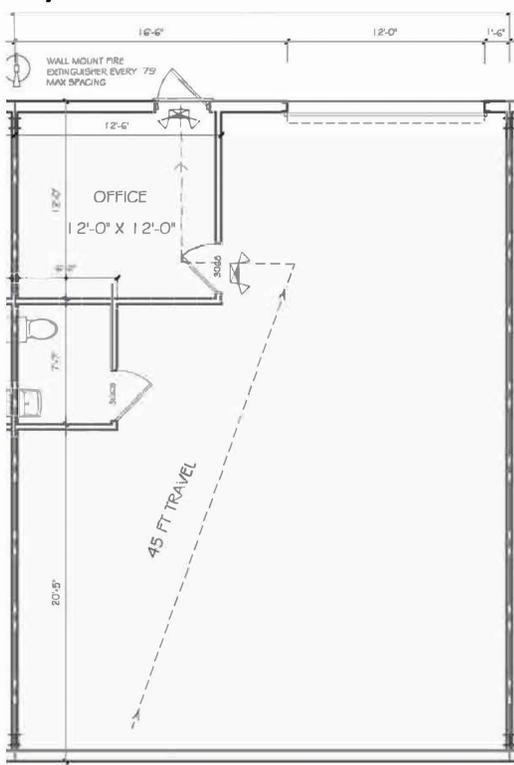
Layout Two



Layout Three



Layout Four



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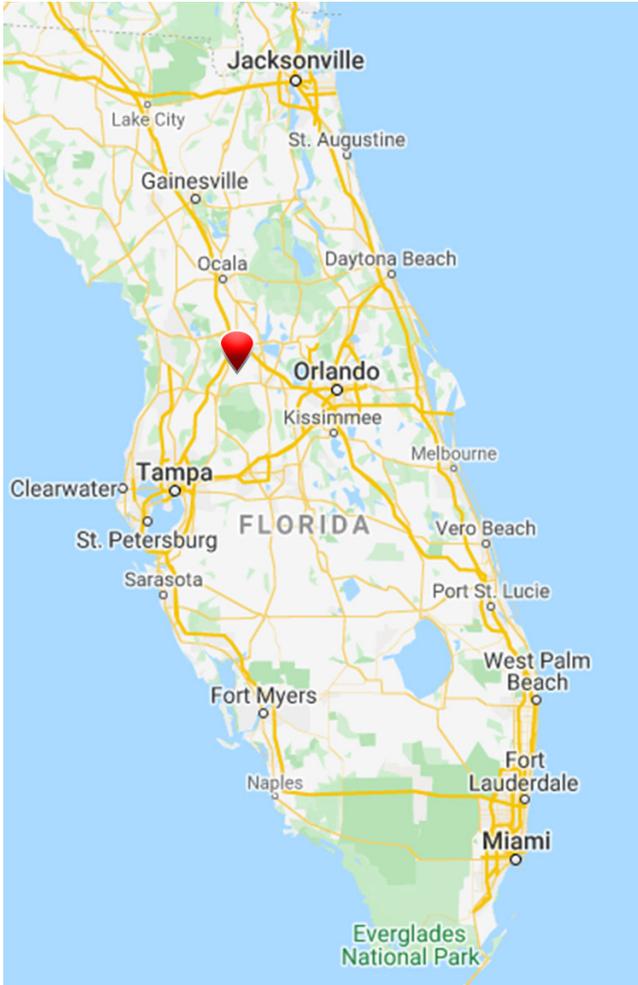
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PROPERTY LOCATION



6 minutes
(3 miles)



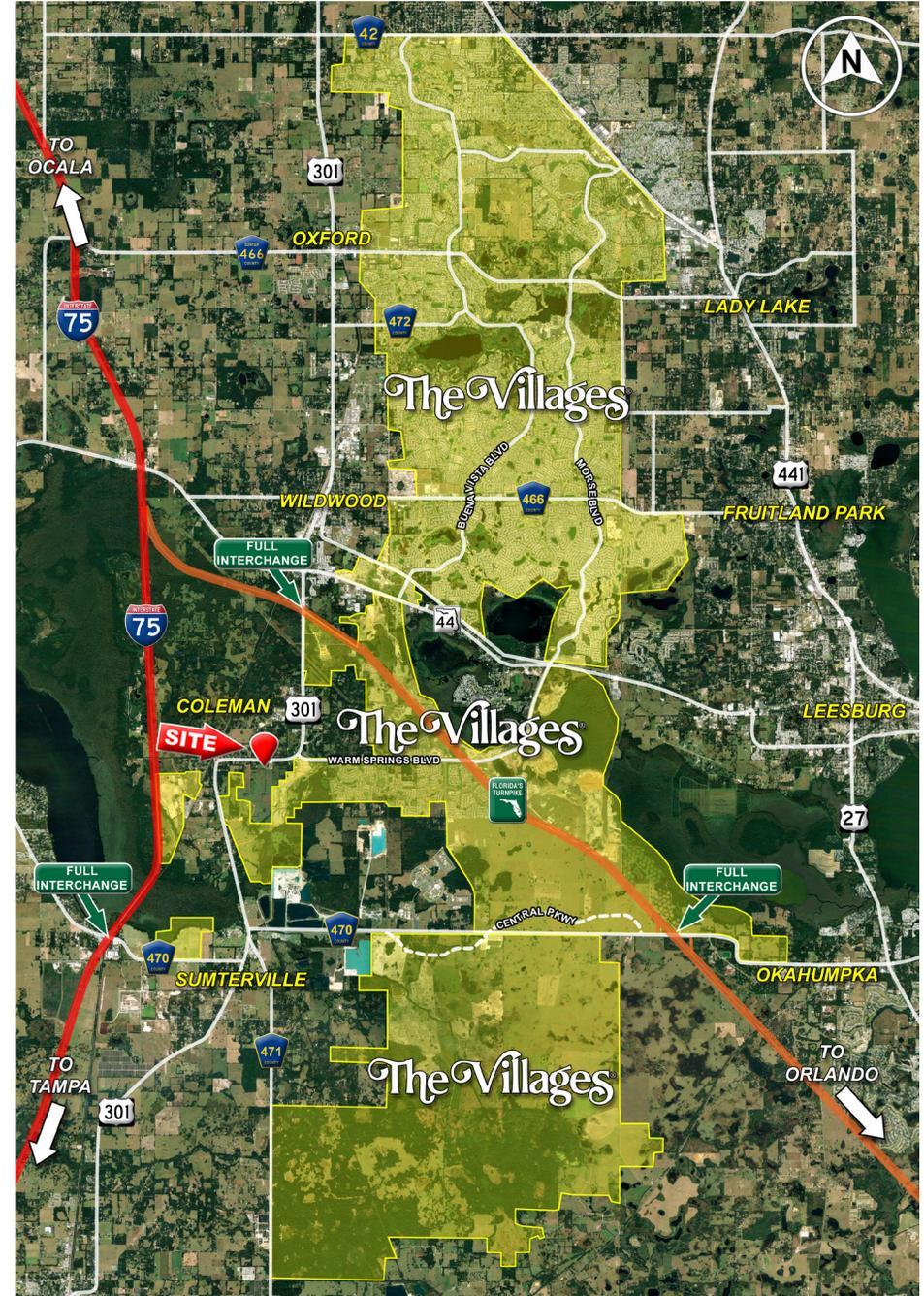
8 minutes
(3.8 miles)



9 minutes
(6 miles)



18 minutes
(12.2 miles)



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PROPERTY PHOTOS



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