



PROPERTY DESCRIPTION

Freestanding Restaurant in Pace, FL Available for Lease. Located just past the intersection of US Hwy 90 and Woodbine Rd, this location is the first restaurant on the east bound side of the Hwy as you enter into Pace. AADT of 37,500 with 150 Ft of Hwy Rd Frontage along with a Full Median Cut on US Hwy 90. 5 Mile Demographics include a Total Population of 49,073 and Average House Hold Income of \$106,278

PROPERTY HIGHLIGHTS

- New Roof. Full Median Cut. AADT 37,500. Freestanding.

OFFERING SUMMARY

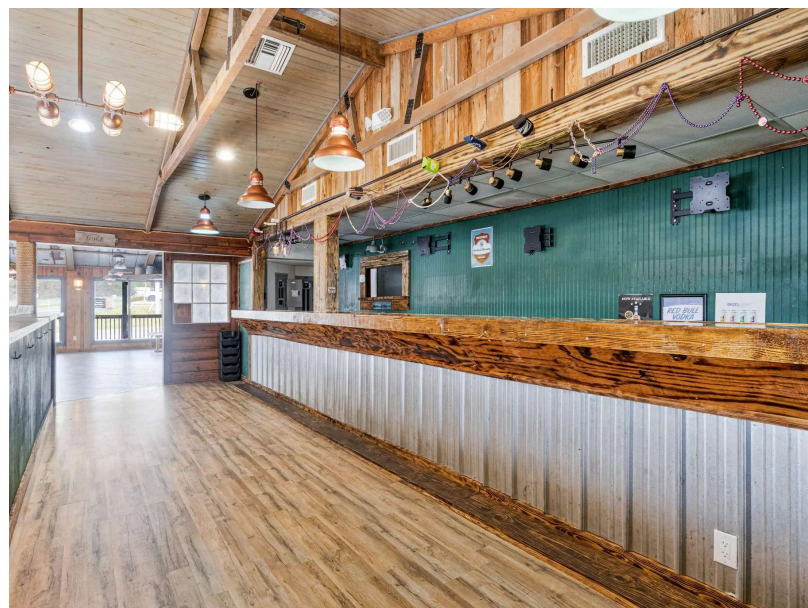
Lease Rate:	\$17 SF/yr (NNN)
NNN Rate:	\$4.02/SF /yr
Available SF:	3,445 SF
Lot Size:	0.85 Acres
Building Size:	3,445 SF
Zoning	HCD
Property Type	Retail
Traffic Count	37,500

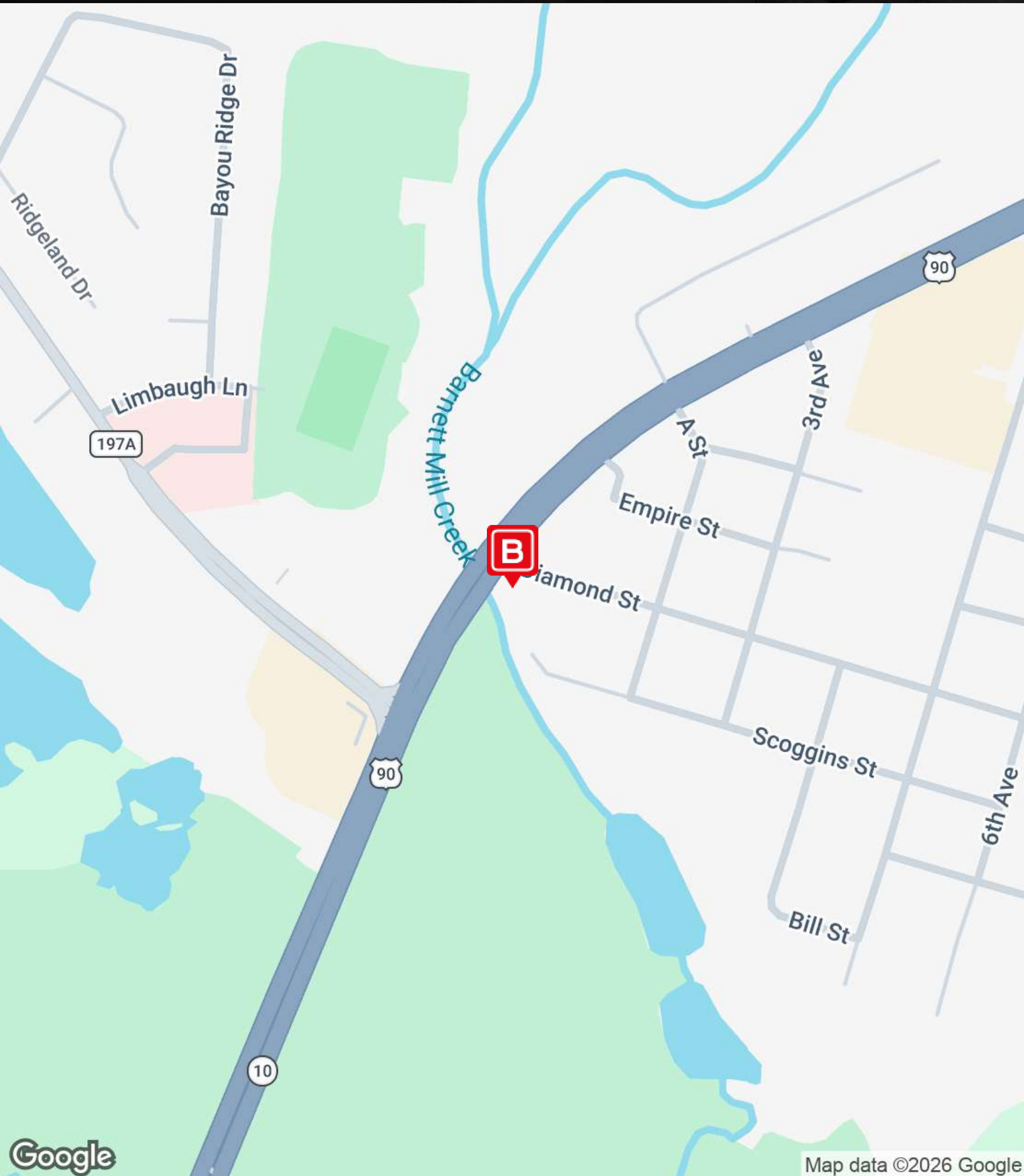
DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

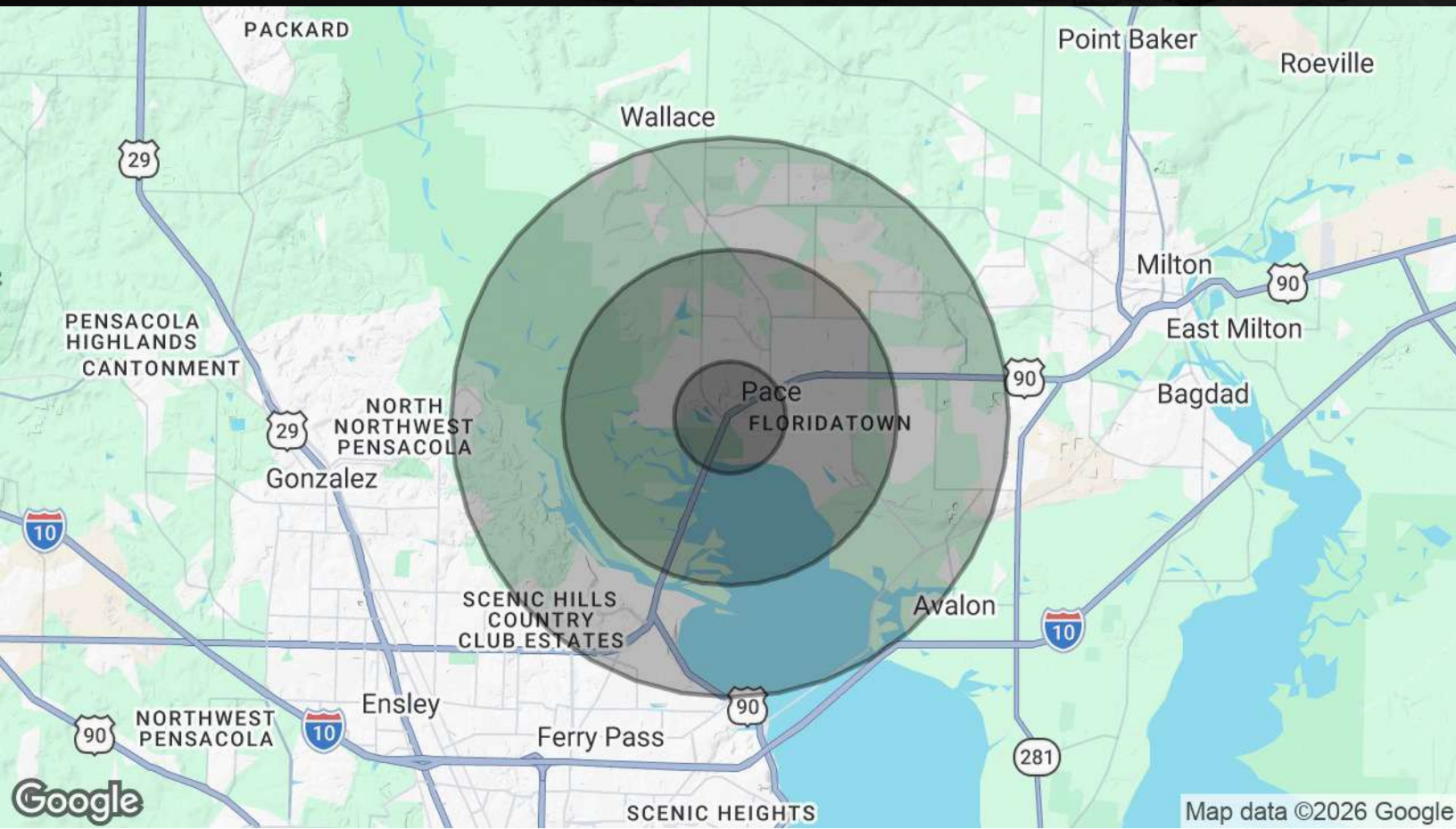
Total Households	656	5,720	17,190
Total Population	2,029	16,040	49,073
Average HH Income	\$88,882	\$103,192	\$106,278

Main Floor Finished Area 3445.71 sq ft









POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,029	16,040	49,073
Average Age	36.2	37.6	37.3
Average Age (Male)	34.0	37.8	36.6
Average Age (Female)	38.9	36.4	38.0

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	656	5,720	17,190
# of Persons per HH	3.1	2.8	2.9
Average HH Income	\$88,882	\$103,192	\$106,278
Average House Value	\$216,567	\$260,038	\$283,990

2023 American Community Survey (ACS)