

LEASE

PROFESSIONAL OFFICE PLAZA

5429 Chumuckla Hwy Unit A Pace, FL 32571



PROPERTY DESCRIPTION

5429 Suite A includes 4 private offices, 1 lobby, large reception office, breakroom and restroom. 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 and 1,711 SF (unit A) and 2,289 SF (unit B) 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.

OFFERING SUMMARY

Lease Rate:	\$23.00 SF/yr (NNN)
NNN Rate:	\$3.50 SF/yr
Available SF:	1,711 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,753	9,818	16,180
Total Population	4,965	27,621	44,690
Average HH Income	\$110,942	\$114,813	\$111,960

Melissa Glyptis Simpson
(850) 733-6532



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5429 CHUMUCKLA HWY UNIT A

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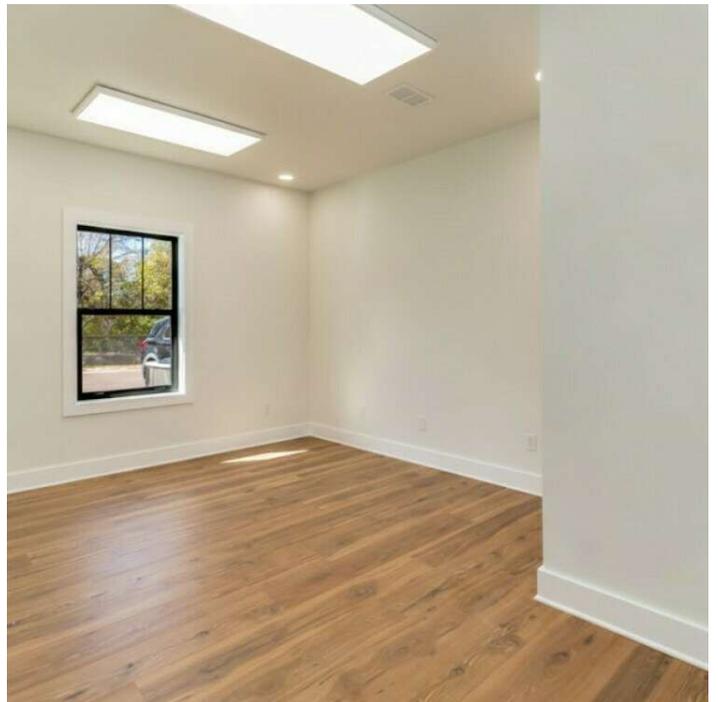
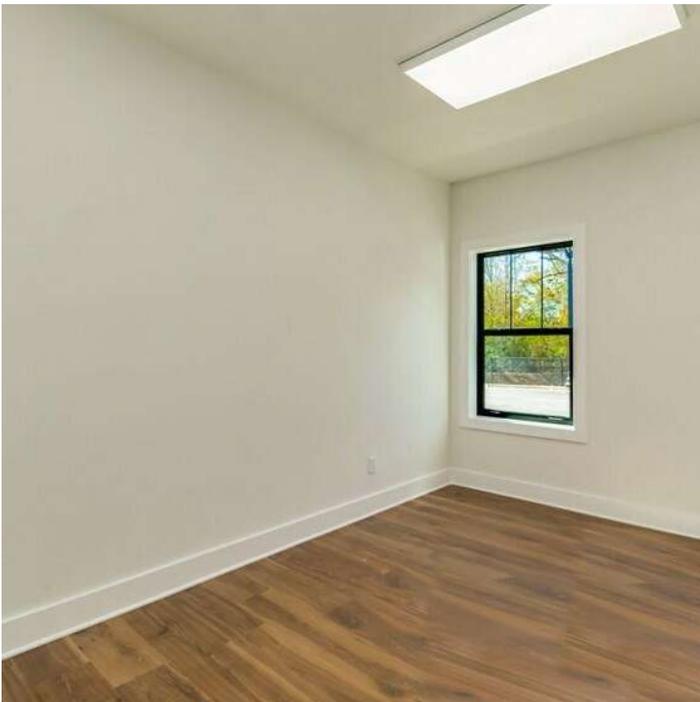


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ADDITIONAL PHOTOS

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VIRTUAL RENDERINGS

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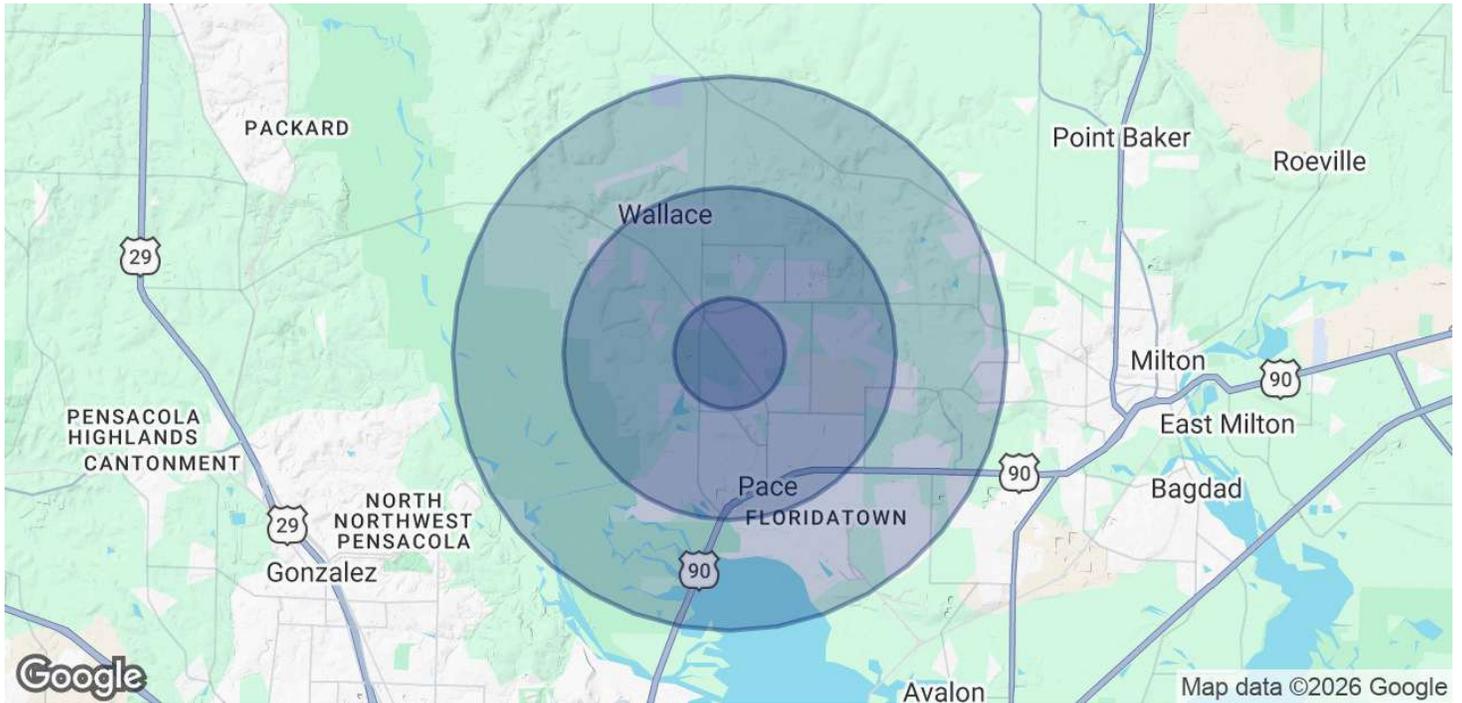


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POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,965	27,621	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	1,753	9,818	16,180
# of Persons per HH	2.8	2.8	2.8
Average HH Income	\$110,942	\$114,813	\$111,960
Average House Value	\$416,015	\$369,456	\$358,926

Demographics data derived from AlphaMap

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