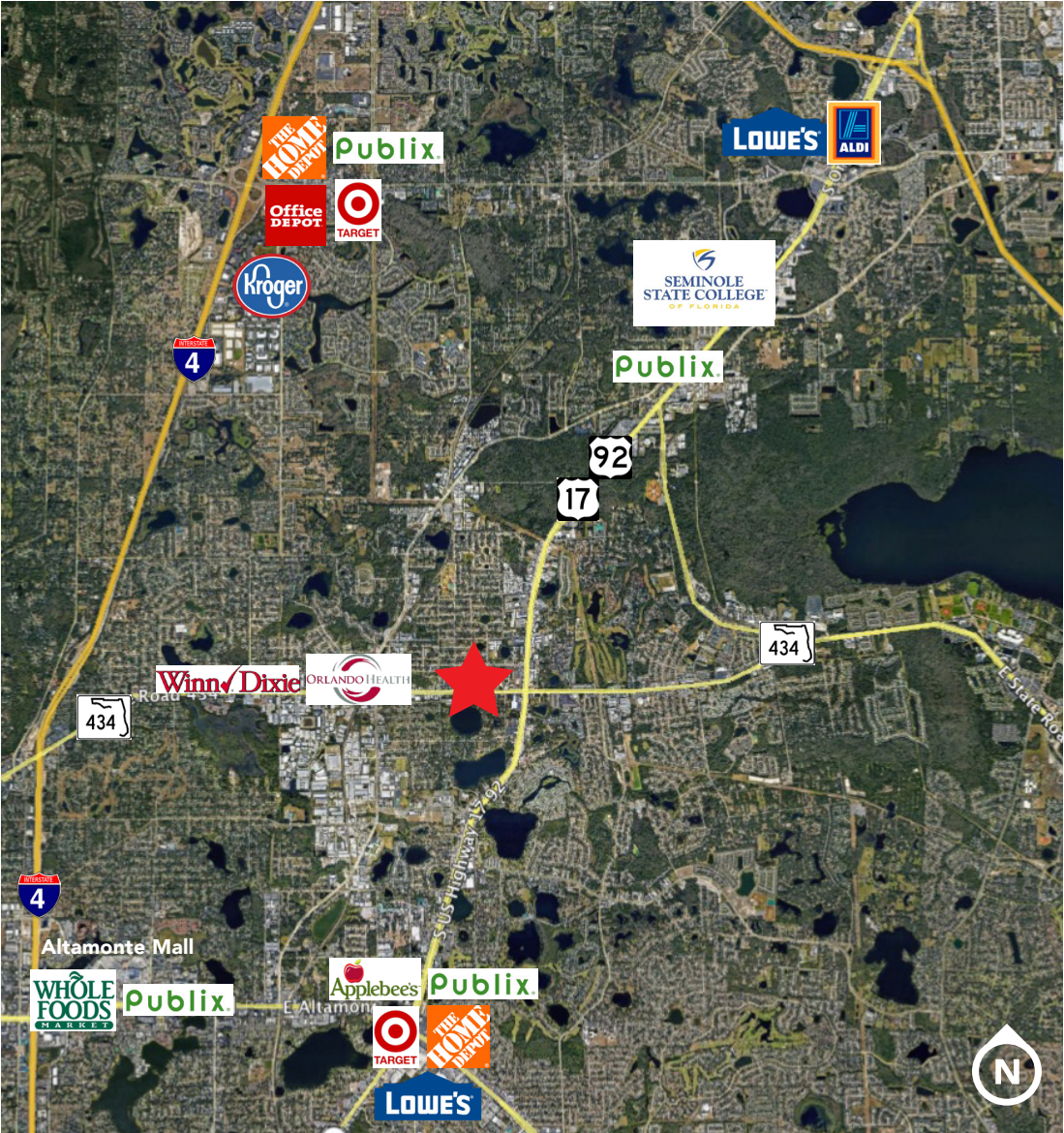


OFFICE BUILDING FOR SALE/LEASE

- **Asking Price: \$900,000**
- **Lease Rate: Negotiable**
- 6,040 SF
- 1,500 SF Vacant
- Ideal for Owner with income in place
- Value Add Opportunity
- Excellent frontage, access, and visibility on State Road 434



DEMOGRAPHICS:

POPULATION

1 miles	8,885
3 miles	71,986
5 miles	204,288

DAYTIME BUSINESS POPULATION

1 miles	9,543
3 miles	33,307
5 miles	91,859

AVERAGE HH INCOME

1 miles	\$ 52,935
3 miles	\$ 69,727
5 miles	\$ 79,259

TRAFFIC COUNTS

On E SR 434:
± **27,500** vehicles/day



The information contained herein has been obtained from sources deemed reliable, however, HRS makes no guarantees, warranties or representation as to its completeness or accuracy thereof. The presentation of this property is submitted subject to errors, omissions, change of price or conditions, prior to sale or lease or withdrawal without notice.

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