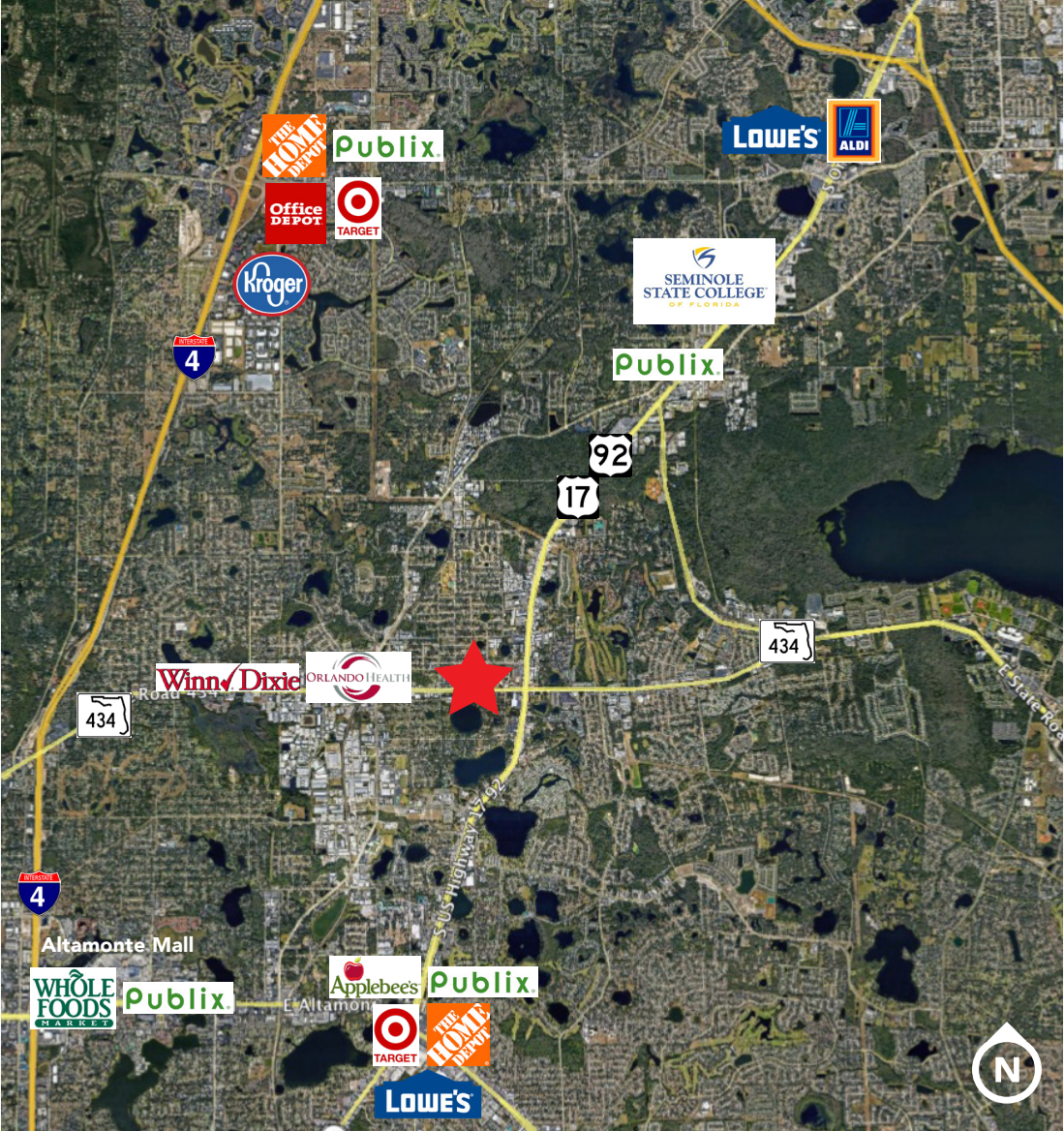


OFFICE BUILDING FOR SALE

- **Reduced Price: \$780,000**
- **7% Cap Rate on the ProForma**
- 6,040 SF - 100% Leased
- Value Add Opportunity
- Excellent frontage, access, and visibility on State Rd 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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