

OFFICE PROPERTY FOR LEASE

# MEDICAL OFFICE FOR LEASE

4944 Highway 90, Pace, FL 32571



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## OFFERING SUMMARY

Lease Rate:	\$20.50/ SF NNN
Building Size:	3,800 SF
Available SF:	3,800 SF
Lot Size:	1.35 Acres
Zoning:	HCD

## PROPERTY OVERVIEW

Excellent free standing medical office opportunity in Pace, FL! This property sits directly on Highway 90 at a lighted intersection. The building is designed to accommodate many different medical uses, it features 8 exam rooms, 2 physicians offices, an x-ray room, pharmacy room, lab room, and a conference/break room.

## PROPERTY HIGHLIGHTS

- Excellent Medical Office Building in the heart of Pace, FL!
- 8 Exam Rooms, 2 physicians offices, an x-ray and pharmacy room!
- Sits on a lighted intersection on heavily traveled HWY 90.
- Plenty of Parking!



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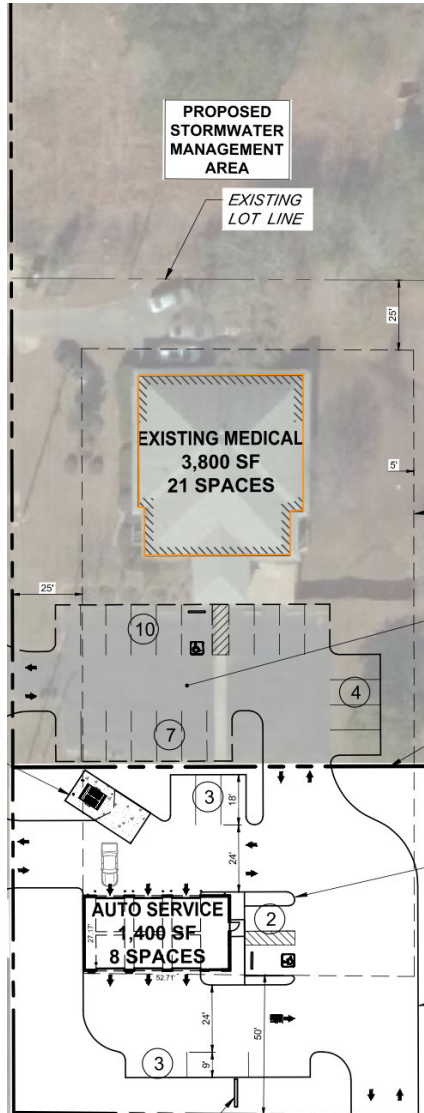
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Total population	2,452	39,394	121,041
Median age	34.1	37.9	39.3
Median age (Male)	32.8	37.2	38.2
Median age (Female)	35.6	39.3	40.9
Total households	857	15,144	48,623
Total persons per HH	2.9	2.6	2.5
Average HH income	\$64,511	\$59,249	\$62,397
Average house value	\$152,934	\$158,464	\$185,145

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