

Springview Commerce Park - Flex Industrial Buildings

210 & 220 Springview Commerce Dr, Debarry, FL 32713



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- Opportunity to acquire 2 adjacent Flex Industrial buildings totaling 15,680 SF
- Leased to successful single tenant - (1.5 years left on lease)
- 18' - 20' Ceiling height, clear span, fire sprinklers, 3 phase power and 14' grade level doors
- Standard office configuration - Reception area, multiple private offices, conference room, break room and restrooms in the office and warehouse areas. (+/- 12% of total SF)
- Located less than 5 minutes from the I-4 on/off ramp and less than a mile from the Debarry SunRail station

OFFERING SUMMARY

Sale Price:	\$2,200,000
Bldg. 1: 210 Springview Commerce Dr:	9,600 SF
Bldg. 2: 220 Springview Commerce Dr:	6,020 SF
Total SF:	15,620 SF
Total Land Size:	0.36 Acres
NOI:	\$187,440.00
Cap Rate:	8.52%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,565	9,884	29,494
Total Population	4,355	24,400	74,265

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PROPERTY PHOTOS



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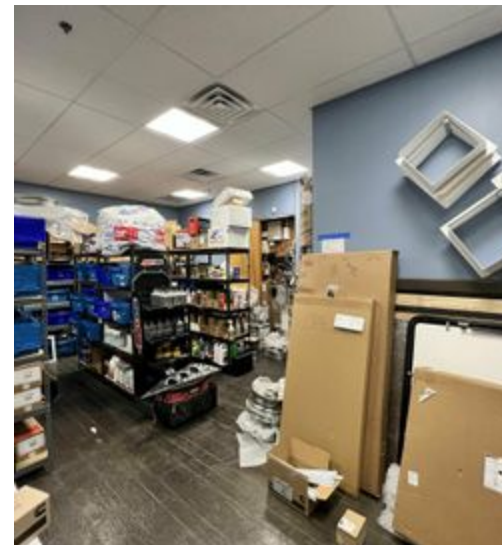
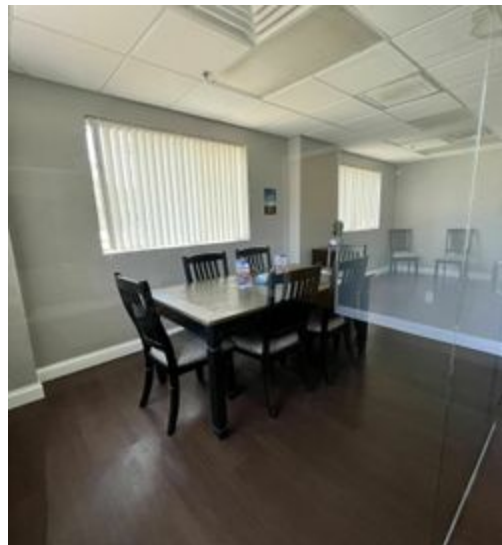
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INTERIOR PHOTOS



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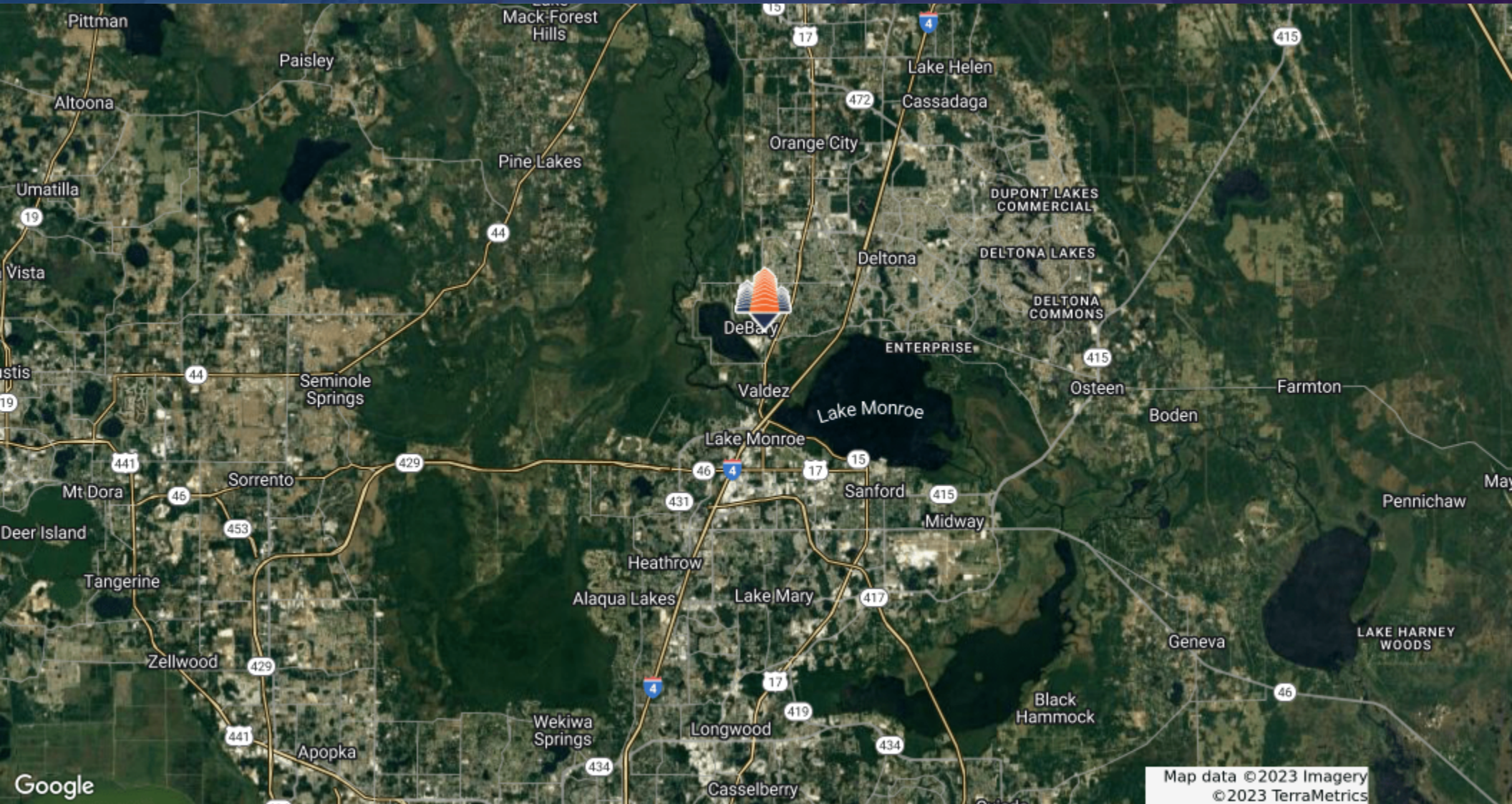
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LOCATION MAP



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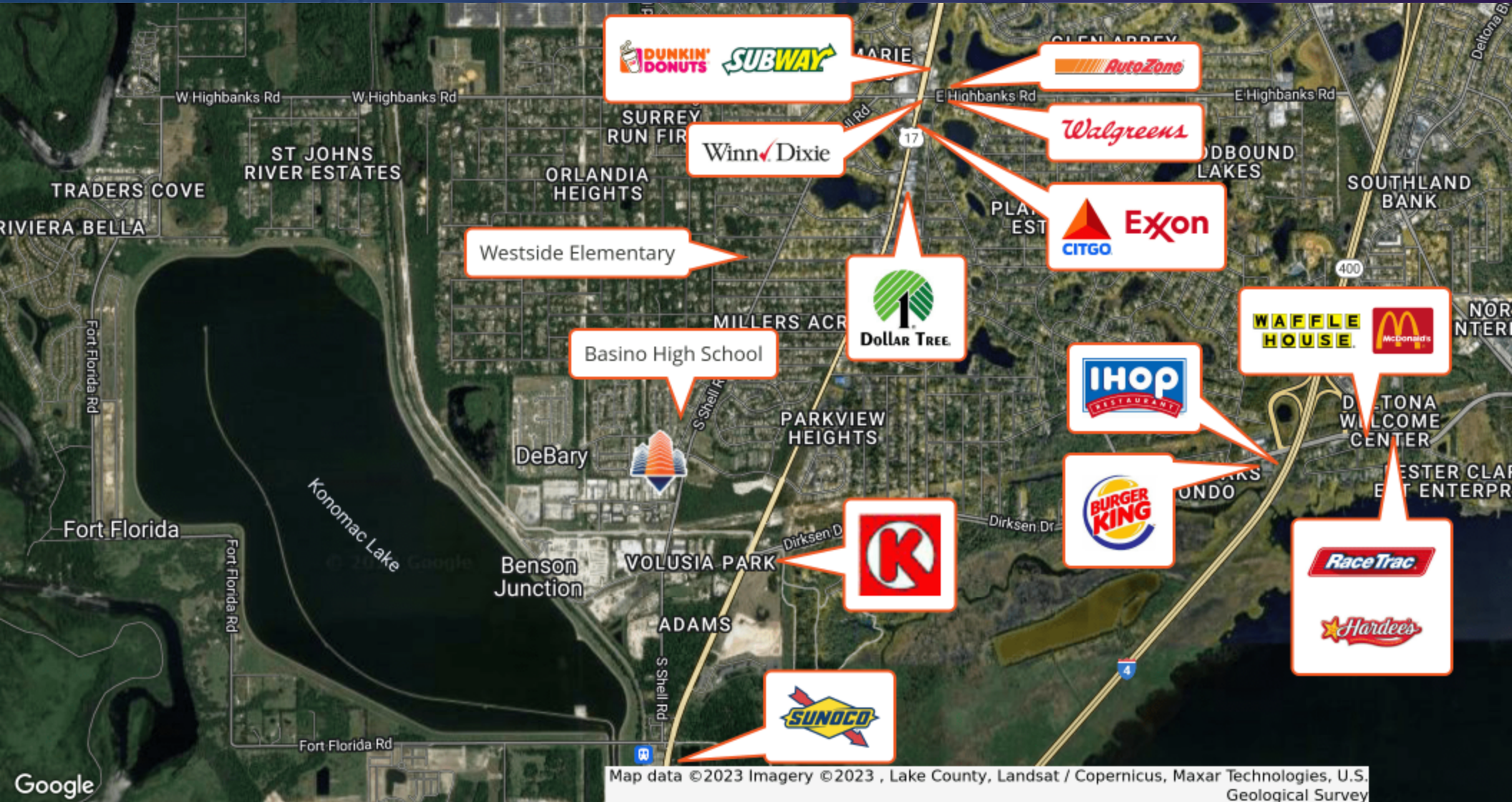
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RETAILER MAP



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RENT ROLL

SUITE	TENANT NAME	SIZE SF	PRICE / SF / YEAR	ANNUAL RENT	LEASE START	LEASE END
210 Springview (4 suites)	KARV	9,600 SF	\$12.00	\$115,200	08/01/2023	03/31/2025
220 Springview (3 suites)	KARV	6,020 SF	\$12.00	\$72,240	08/01/2023	03/31/2025

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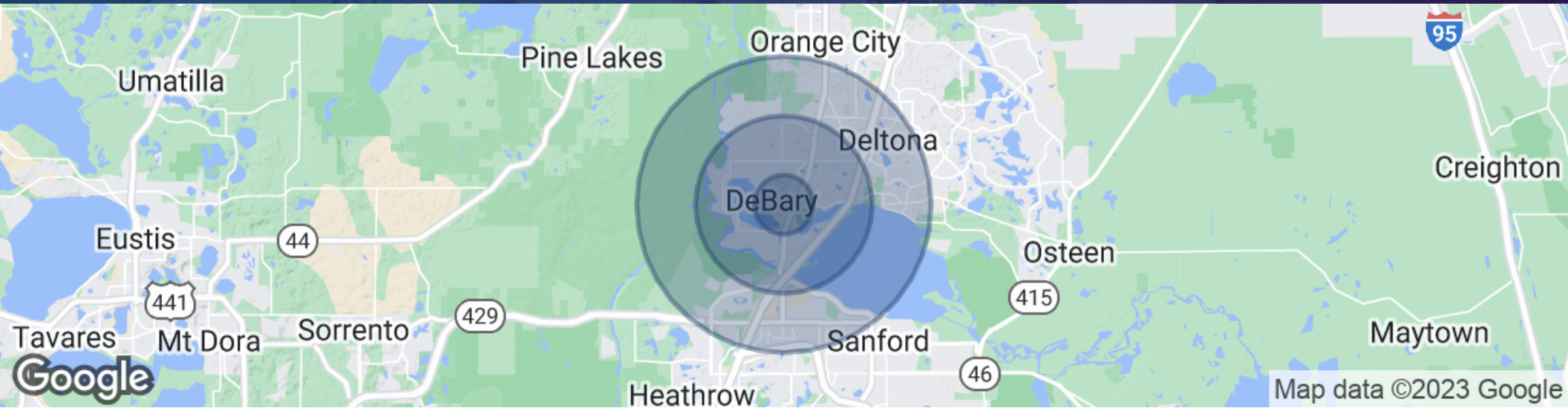
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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,355	24,400	74,265
Average Age	46.5	46.6	41.9
Average Age (Male)	46.6	45.7	40.4
Average Age (Female)	43.4	46.4	43.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,565	9,884	29,494
# of Persons per HH	2.78	2.45	2.50
Average HH Income	\$100,882	\$96,333	\$87,865
Average House Value	\$303,607	\$302,598	\$300,685

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