



PROPERTY DESCRIPTION

Office Suites Available at 5 Points in Pace, FL. This site is located at the lighted corner of the Publix Shopping Center at 5 Points & the gated gulf course community of Stonebrook. Frontage of 151 Ft. on Woodbine Rd with an AADT of 18,000 and monument sign. The population growth has acted as a catalyst to major residential, commercial and government developments. Demographics within a 5 mile radius include a Total Population of 37,856 and an Average Household Income of \$117,076

PROPERTY HIGHLIGHTS

- Office Suites. 12 Month Term. Full Service Lease.

SPACES	LEASE RATE	SPACE SIZE
Suite A	\$1,500 per month	246 SF
Suite D	\$750 per month	104 SF
Suite M	\$750 per month	90 SF
Suite N	\$750 per month	88 SF

OFFERING SUMMARY

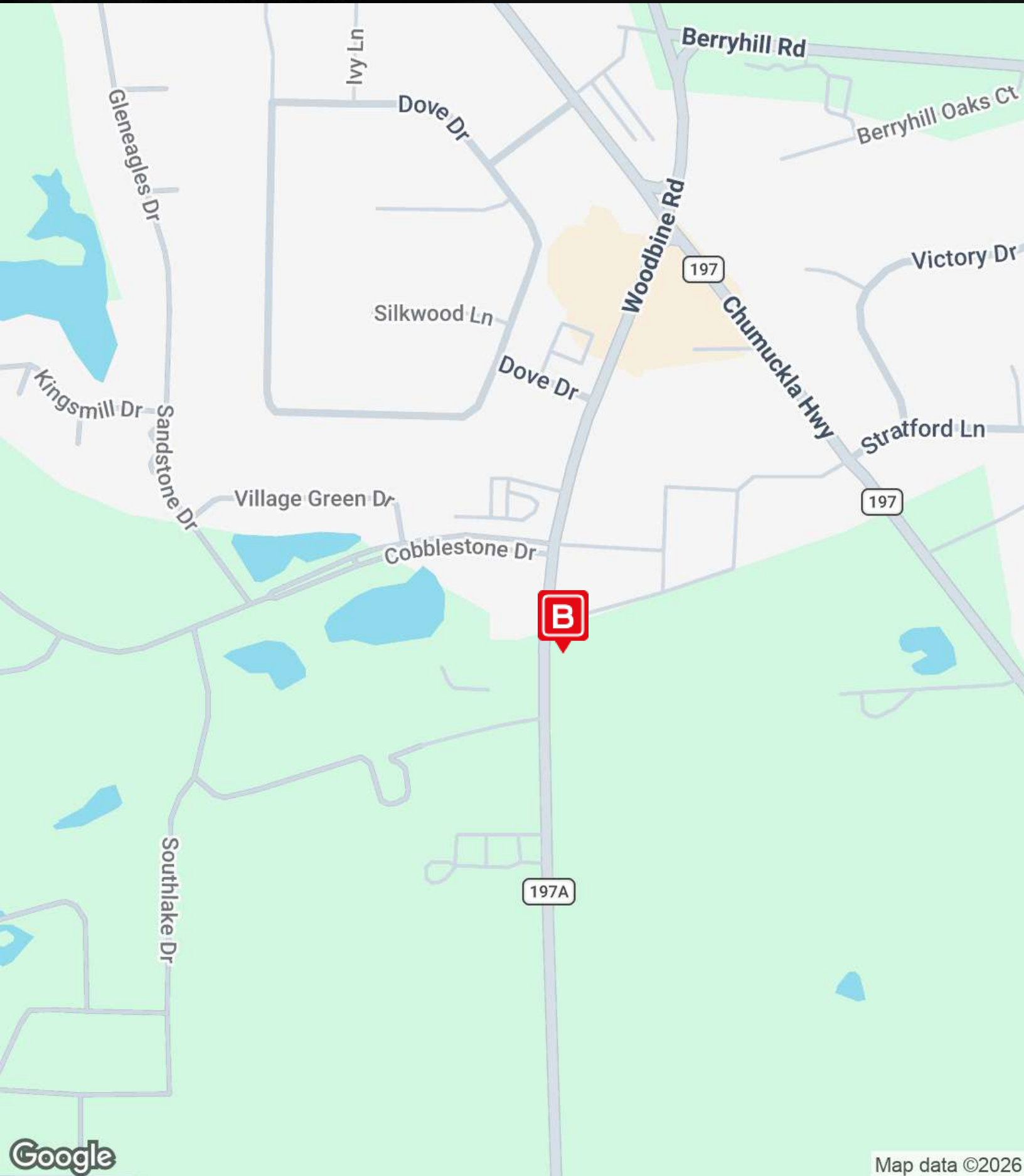
Lease Rate:	\$750 - 1,500 per month (Full Service)
Available SF:	88 - 246 SF
Lot Size:	0.55 Acres
Building Size:	4,212 SF
Zoning	HCD
Property Type	Office
Traffic Count	18,000

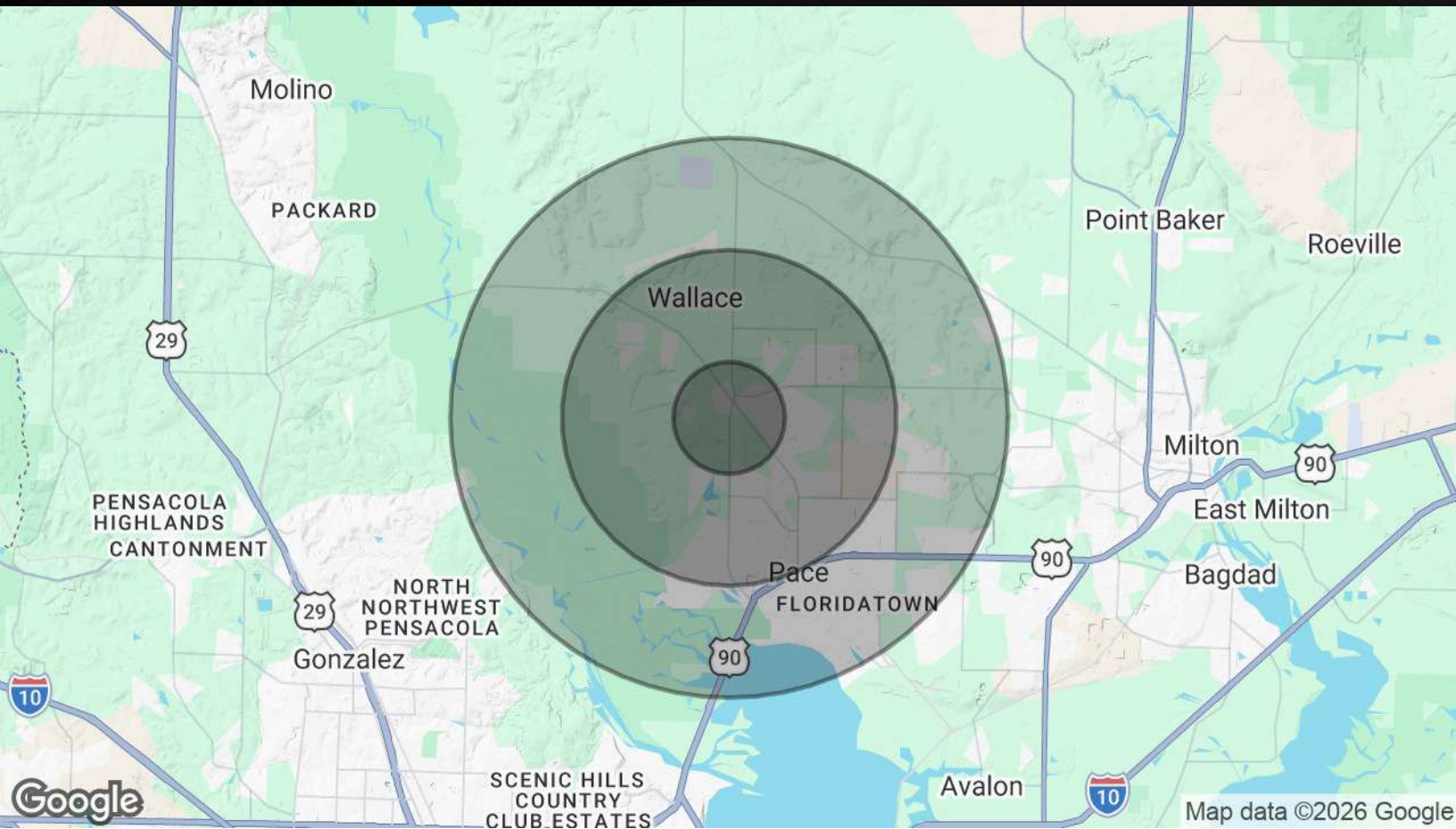
DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

Total Households	1,082	5,935	13,080
Total Population	2,906	16,922	37,856
Average HH Income	\$138,679	\$125,450	\$117,076









POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	2,906	16,922	37,856
Average Age	41.0	38.7	38.3
Average Age (Male)	39.7	37.4	36.7
Average Age (Female)	40.3	38.9	39.3

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,082	5,935	13,080
# of Persons per HH	2.7	2.9	2.9
Average HH Income	\$138,679	\$125,450	\$117,076
Average House Value	\$359,887	\$319,083	\$304,639

2023 American Community Survey (ACS)