

1st Professional Centre

FOR SALE OR LEASE COMMERCIAL CONDOMINIUM

5701 Overseas Highway, Units 16 & 17,
Marathon, FL 33050
"The Florida Keys"

Space Size: ± 4,139 SF, Divisible
Zoning: MU - Mixed Use Commercial
Permitted Uses:

- Medical
- Professional Offices
- Retail & Services

For More Information

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Office

1st Professional Centre

5701 Overseas Highway | Marathon, FL 33050



FOR SALE

List Price:	\$1,100,000.00
Space Size:	± 4,139 SF (Divisible) • Unit 16 ± 700 SF • Unit 17 ± 3,440 SF
Zoning:	MU - Mixed Use Commercial
Parking:	14 Spaces @ 1: 300 SF
Total Building Parking:	60 Spaces
Building Area:	± 17,095 SF
As Built:	Medical Centre
Property Taxes:	\$1,050 per year
Operating Expenses:	\$1,781.00 per month

Property Overview

The First Professional Centre is primarily occupied by medical services joined by law firms, service, retail and social services. Marathon's central business district offers national and local brand retailers, restaurants, and financial services. First Professional Centre is three minutes to Maraton International Airport. Marathon and its 13 Islands are a top destination for visitors and full time residents.

1st Professional Centre

5701 Overseas Highway | Marathon, FL 33050



FOR LEASE

Space Size:	± 4,139 SF (Divisible)
	• Unit 16 ± 700 SF • Unit 17 ± 3,440 SF
Zoning:	MU - Mixed Use Commercial
Lease Rate & Type:	\$26.50 PSF, NNN
CAM Charges:	\$5.16 PSF
Term:	Minimum 5 years, long term lease available
Parking:	14 Spaces @ 1: 300 SF
Total Building Parking:	60 Spaces
As Built:	Medical Centre
Occupancy:	By agreement

Establish or expand a medical practice in a growing Florida Keys submarket with demand for all categories of medical specialties. All costly mechanical, electrical, plumbing improvements, rooms are in place for minimal ramp up time.

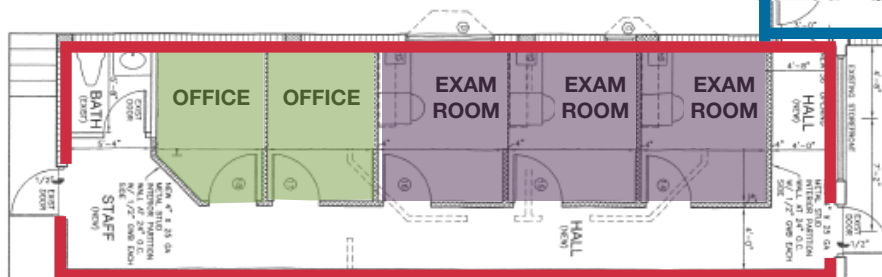
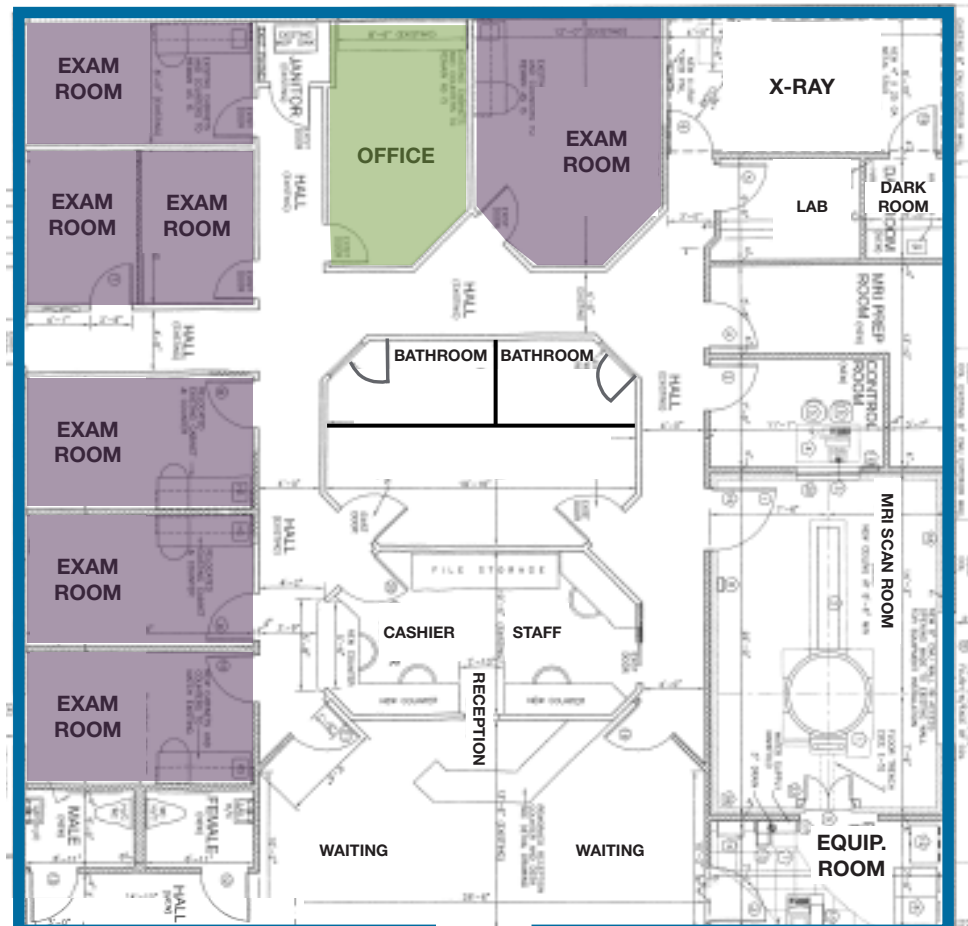
Floor Plan

5701 Overseas Highway | Marathon, FL 33050

± 4,139-SF “As-Built” Improvements

- Unit 16: ± 700 SF
- Unit 17: ± 3,440 SF
- Units are divisible and contain separate entrances
- Fully improved medical suite adaptable for a variety of medical specialties
- Multiple exam rooms, lab & diagnostic rooms, offices, conference rooms, staff and guest areas
- Suitable for professional offices and retail services in a high-traffic business location

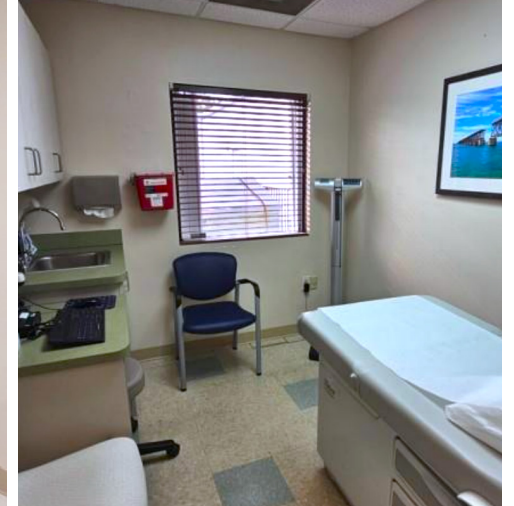
UNIT 17



UNIT 16

Photos

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Site Plan

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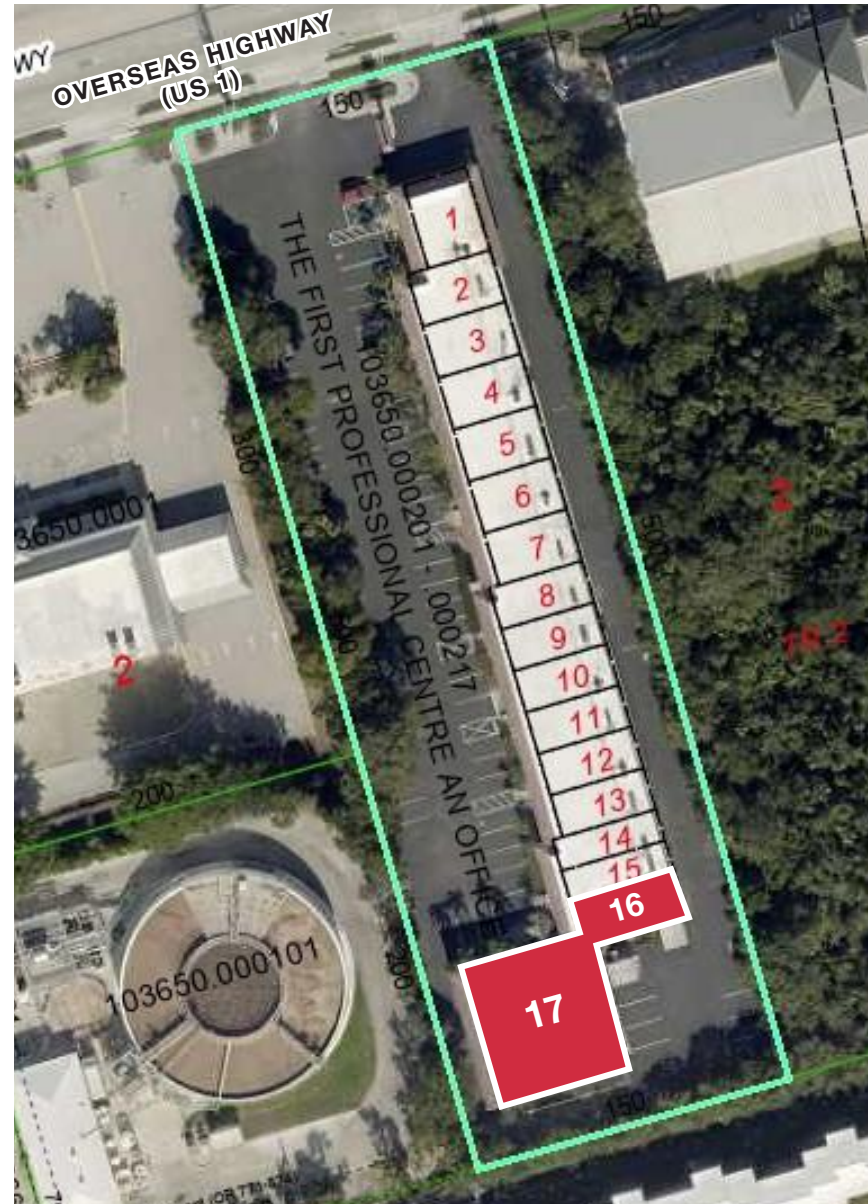
1st Professional Centre Business Roster

- Mount Sinai Cardiology
- Overseas Chiropractic
- Keys Dental Specialists
- Professional Healthcare Associates – Pulmonary, Sleep, Intensive Care
- Florida Ankle & Foot Institute
- Marathon Health Medical Center – Steve J. Smith M.D.
- Professional Healthcare Associates – Lung Care
- Miracle Ear Audio Testing & Sales Kyle Atkins, AU.D
- David L. Manz Law Firm
- James J. Dorl P.A. Law Offices
- Patricia Watts, PhD - Clinical Psychologist
- Keys Hairmasters
- Office of Criminal Conflicts & Civil Regional Counsel

Availabilities

Unit 16	± 700 SF
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Unit 17	± 3,440 SF
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Regional Map

5701 Overseas Highway | Marathon, FL 33050

Location Overview

Marathon Key is “The Heart of the Florida Keys” the midway Key from Key Largo to Key West, 50 Miles from Key West and 54 miles from Key Largo.

Marathon is set on 13 islands known for their beaches and barrier reef. Marathon is a major sport fishing destination. It is famous for its beautiful beaches, parks and destinations for diving, snorkeling and boating, Keys Aquarium Encounters, Crane Point Museum and Nature Center and Dolphin Research Center.



Retail Map - Micro

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Demographics

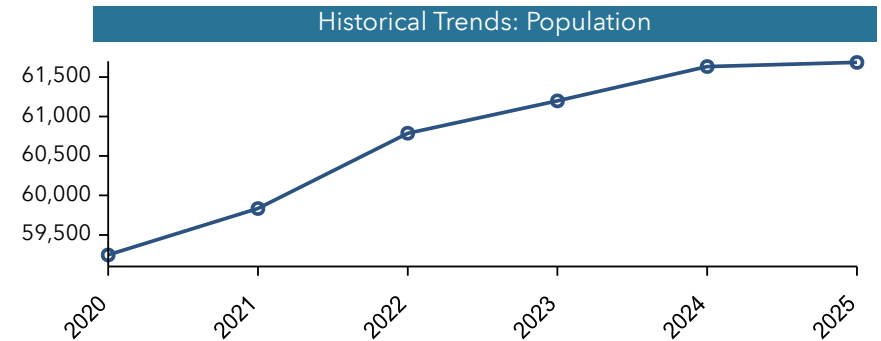
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Key Facts

Education	No High School Diploma	5.8%
	High School Graduate	27.2%
	Some College/Associates Degree	26.5%
	Bachelor's/Grad/Prof Degree	40.5%
Business	Total Businesses	5,044
	Total Employees	41,570
Employment	White Collar	53.7%
	Blue Collar	20.4%
	Services	25.8%
	Unemployment Rate	2.4%

Population Trends



HOUSEHOLDS

26.7K



MEDIAN AGE

49.8

20.5% higher than
United States



MEDIAN HH
INCOME

\$94.5K

13.6% higher than
United States



MEDIAN
HOME VALUE
\$813.7K

54.5% higher than
United States



HOMEVALUE TO
INCOME RATIO
8.6

Median home value divided
by median HH income