

CORNERSTONE  
COMMERCIAL  
ASSOCIATES, LLC

LEASING  
MANAGEMENT  
INVESTMENT

*The Foundation For  
Every Retail Location*

# FREE STANDING BUILDING FOR LEASE

3365 Millwood Lane  
Hernando, Florida 34442



**Cornerstone Commercial Associates, LLC**  
561 Spring Lake Drive  
Melbourne, FL 32940

**Ron Robbins, CCIM/CPM**  
Broker

**Cell:** 321.626.5312  
**E-mail:** CommercialBroker@earthlink.net  
**Fax:** (321) 821-1981

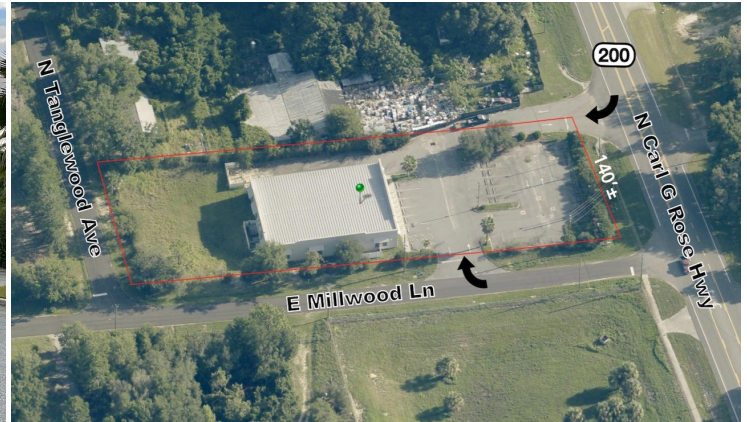
[www.CornerstoneCommercialAssociates.com](http://www.CornerstoneCommercialAssociates.com)

The information herein has been obtained from sources believed reliable. While we do not doubt its accuracy we have not verified it and make no guarantee, warranty or representation about it.

CORNERSTONE  
COMMERCIAL  
ASSOCIATES, LLC

LEASING  
MANAGEMENT  
INVESTMENT

## The Foundation For Every Retail Location



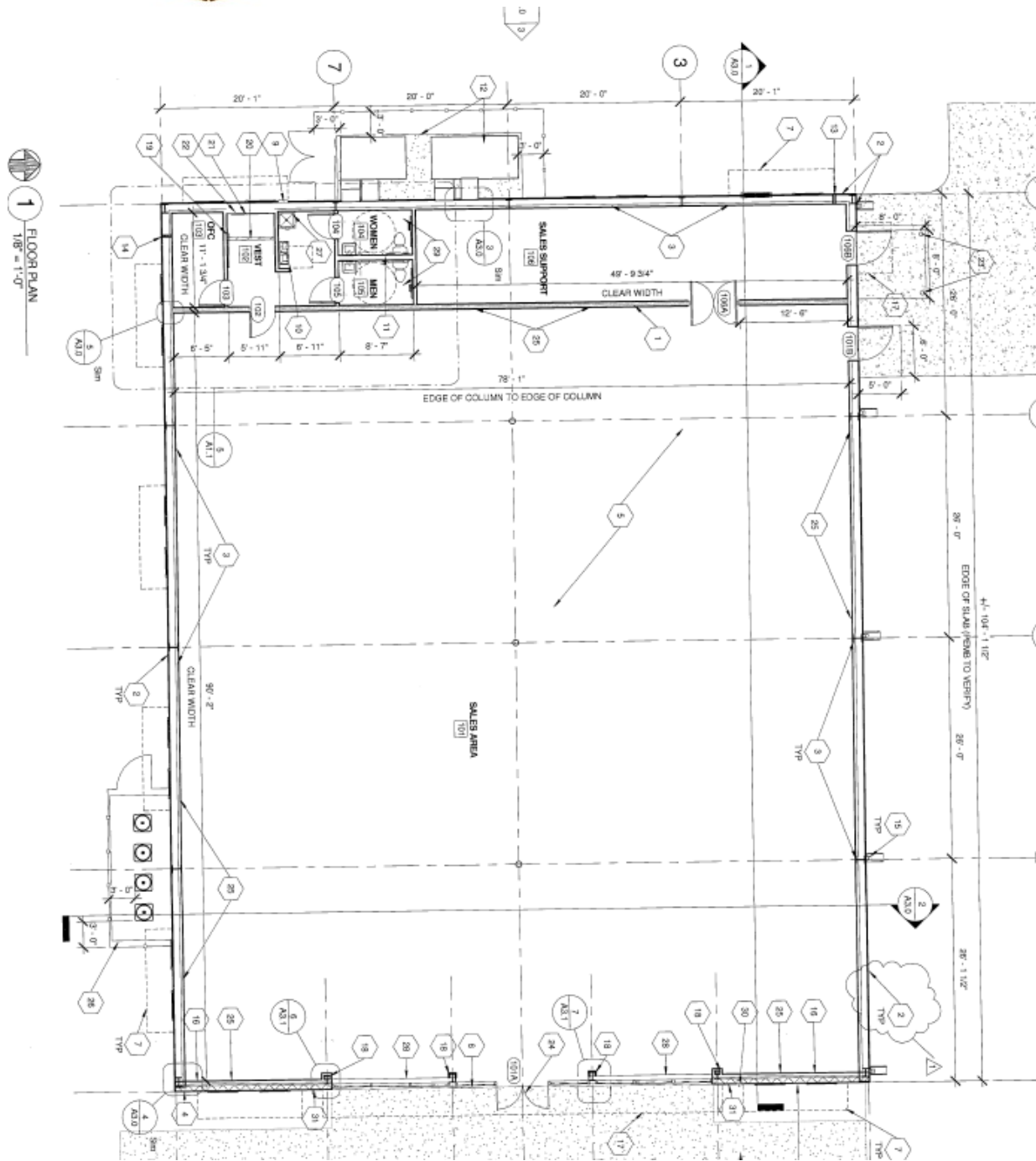
<b>ADDRESS:</b>	3365 Millwood Lane, Hernando, FL 34442
<b>TYPE:</b>	Free Standing Building on 1.26 acres
<b>BUILDING SIZE:</b>	8,357 SF (80'-2" X 104'-3")
<b>DESCRIPTION:</b>	Free standing building. Previously occupied by Family Dollar
<b>LOCATION:</b>	Just West of Citrus Hill located on RT 200
<b>ZONING:</b>	General Commercial
<b>BASR RENT: NNN</b>	\$8.00 SF Fully Net—Tenant pays all NNN charges 2025 RE Taxes = \$1.09 SF Estimated Insurance = \$0.75 SF Estimated CAM = \$2.50 SF
<b>AVAILABLE:</b>	Immediately

Cornerstone Commercial Associates, LLC  
561 Spring Lake Drive  
Melbourne, FL 32940

Ron Robbins, CCIM/CPM  
Broker

Cell: 321.626.5312  
E-mail: CommercialBroker@earthlink.net  
Fax: (321) 821-1981

[www.CornerstoneCommercialAssociates.com](http://www.CornerstoneCommercialAssociates.com)



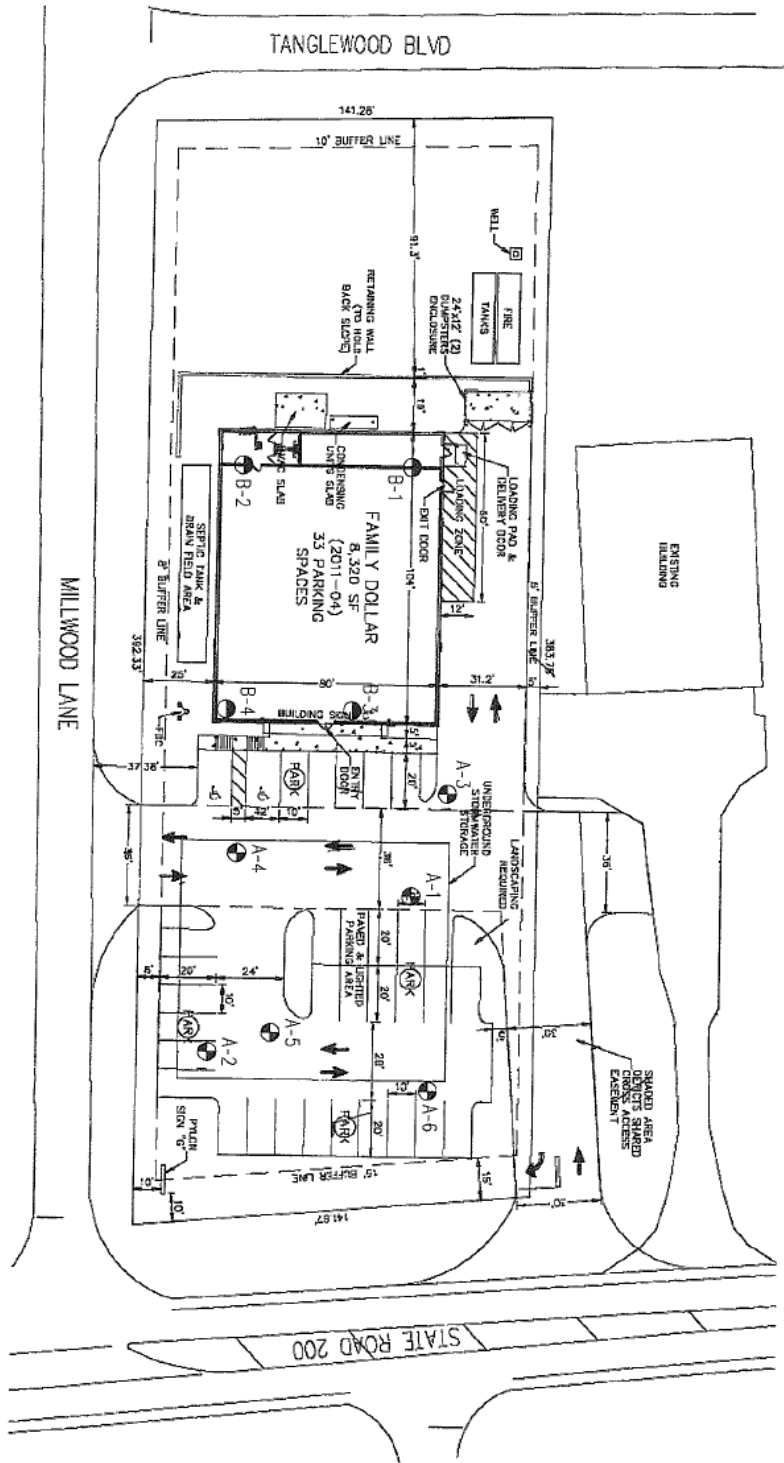
## Floor Plan

Cornerstone Commercial Associates, LLC  
561 Spring Lake Drive  
Melbourne, FL 32940

Ron Robbins, CCIM/CPM  
Broker

Cell: 321.626.5312  
E-mail: CommercialBroker@earthlink.net  
Fax: (321) 821-1981

[www.CornerstoneCommercialAssociates.com](http://www.CornerstoneCommercialAssociates.com)



# SITE PLAN

Cornerstone Commercial Associates, LLC  
561 Spring Lake Drive  
Melbourne, FL 32940

Ron Robbins, CCIM/CPM  
Broker

Cell: 321.626.5312  
E-mail: CommercialBroker@earthlink.net  
Fax: (321) 821-1981

[www.CornerstoneCommercialAssociates.com](http://www.CornerstoneCommercialAssociates.com)



**Interior Picture**



**Interior Picture**