

FOR SALE

- ◆ Rare opportunity to purchase and design your own professional or medical office
- ◆ 2,940 sf office building shell completed and ready for your build out
- ◆ Professionally managed office park centrally located in Land O Lakes
- ◆ Highly visible monument signage on US Hwy 41/Land O Lakes Blvd.
- ◆ New Construction Pricing: \$135/sf Shell Construction
- ◆ Ample parking in both front and rear of office park
- ◆ Traffic counts in excess of 42,000 vehicles per day



Black Lake Professional Park

5434 Land O Lakes Blvd. • Land O Lakes, FL 34638



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Broker/Owner

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COMMERCIAL ASSET PARTNERS

Sales & Leasing • Investment • Property Management • Site Selection

SITE PLAN



- ◆ Office condo for sale with 2,940 sf
- ◆ Office CAM/Association fees include insurance and all exterior maintenance of building and office park
- ◆ Automated lighting throughout office park
- ◆ Located 3 miles north of SR 54 & only 8 miles to both I-75 & SR 52

BUILDING SPECIFICATIONS

Address: 5434 Land O Lakes Blvd.
Zoning: C2
Building Size: 20,340 sf Total
Year Built: 2019
Signage: Monument at Entrance
Suitable Uses: Professional Office & Retail
Parking: 4/1,000 ratio



Demographics - 5 miles



Population Estimate: 85,065



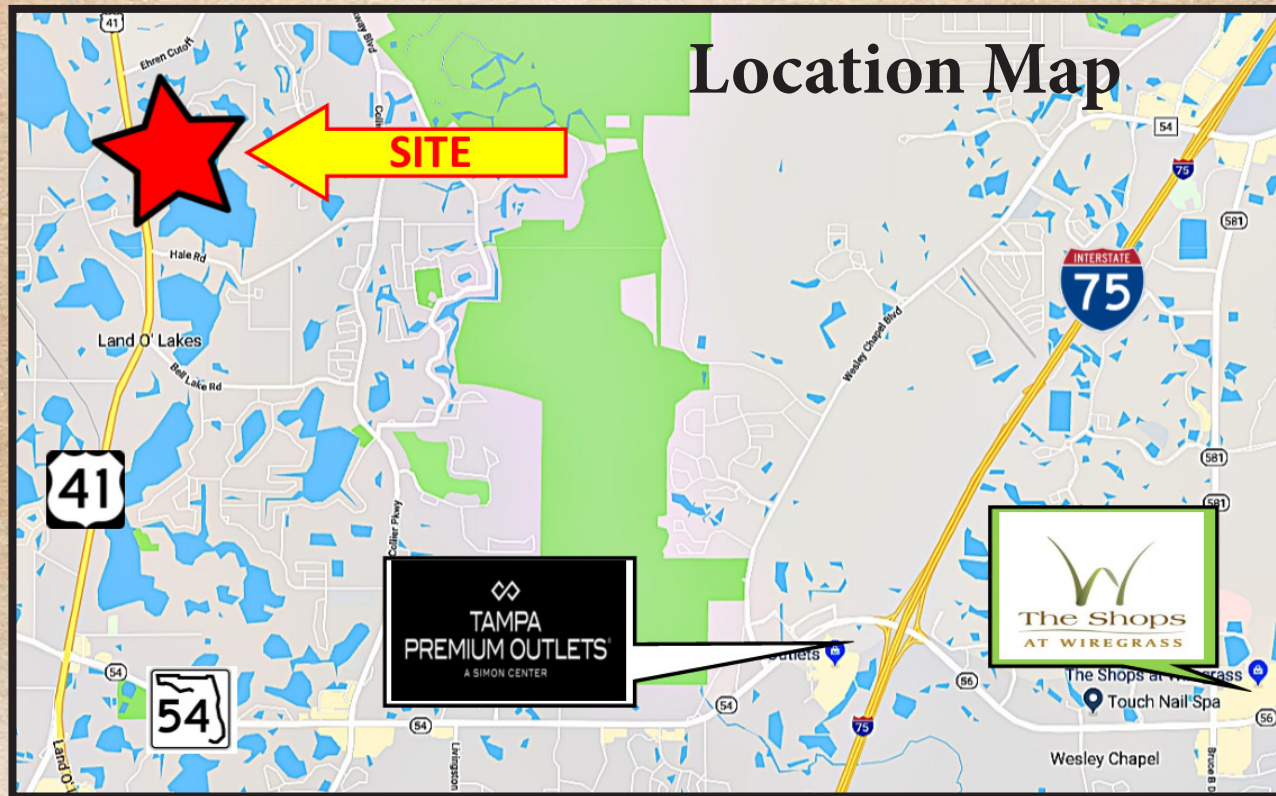
Population Growth: 12.7%



Median Age: 40.6



Average HH Income: \$107,190



This information is believed to be accurate, Broker is not responsible for misstatements of fact, errors or omissions, prior sale, change of price, terms or withdrawal from market without notice. Buyer and/or tenants shall verify all Information.