

# PROFESSIONAL OFFICE SPACE

12496 SE US HIGHWAY 301 BELLEVIEW, FL 34420

EXECUTIVE SUMMARY

OFFICE BUILDING FOR LEASE



## OFFERING SUMMARY

Available SF:	2,952 SF
Lease Rate:	\$3,800.00 per month (Gross)
Lot Size:	2.05 Acres
Year Built:	1960
Building Size:	2,952 SF
Renovated:	2023
Zoning:	B2
Market:	Professional Office
Traffic Count Street:	13,000+

## PROPERTY OVERVIEW

Almost 3,000 SF office space directly on Hwy 301 in Belleview, FL. With 3 large flex rooms, 3 bathrooms and 5+ offices, there are many ways to utilize this space for a variety of businesses. Situated on over 2 acres, it has paved parking for 10 cars and an additional 7 spaces on a side grass lot. There is on-building signage as well as road signage directly on 200+ ft of 301 with 13,000 cars daily.

## PROPERTY HIGHLIGHTS

- B2 Professional Space
- Directly on US Hwy 301 in Belleview
- Almost 3,000 SF
- Plenty of Parking

FOR MORE INFORMATION CONTACT:

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BOYD REAL ESTATE, LLC | 1720 SE 16th Ave #200, Ocala, FL 34471 | 352.861.2248 | boydrealestategroup.com

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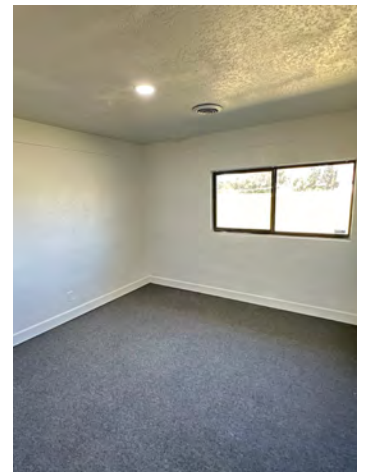
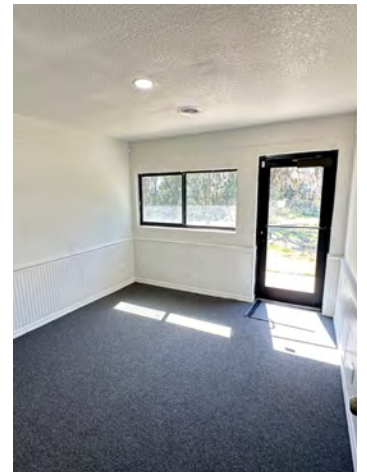
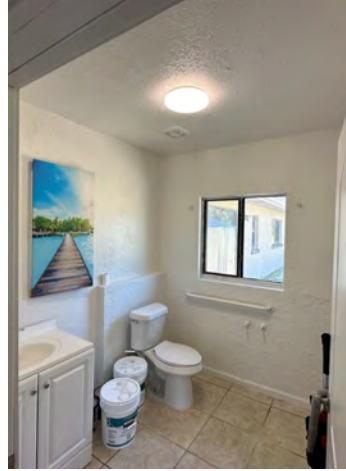


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ADDITIONAL PHOTOS

OFFICE BUILDING FOR LEASE



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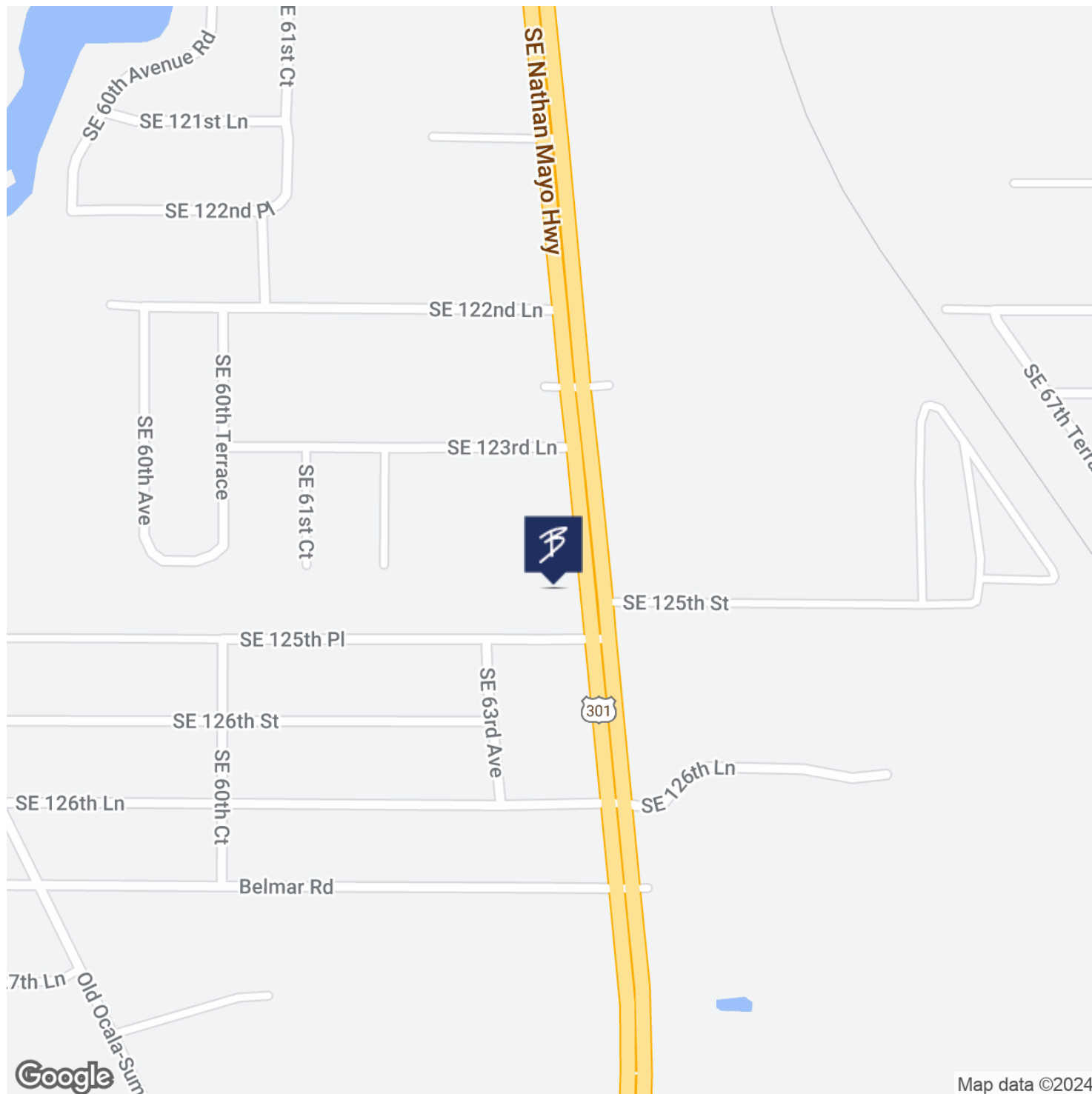


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LOCATION MAP

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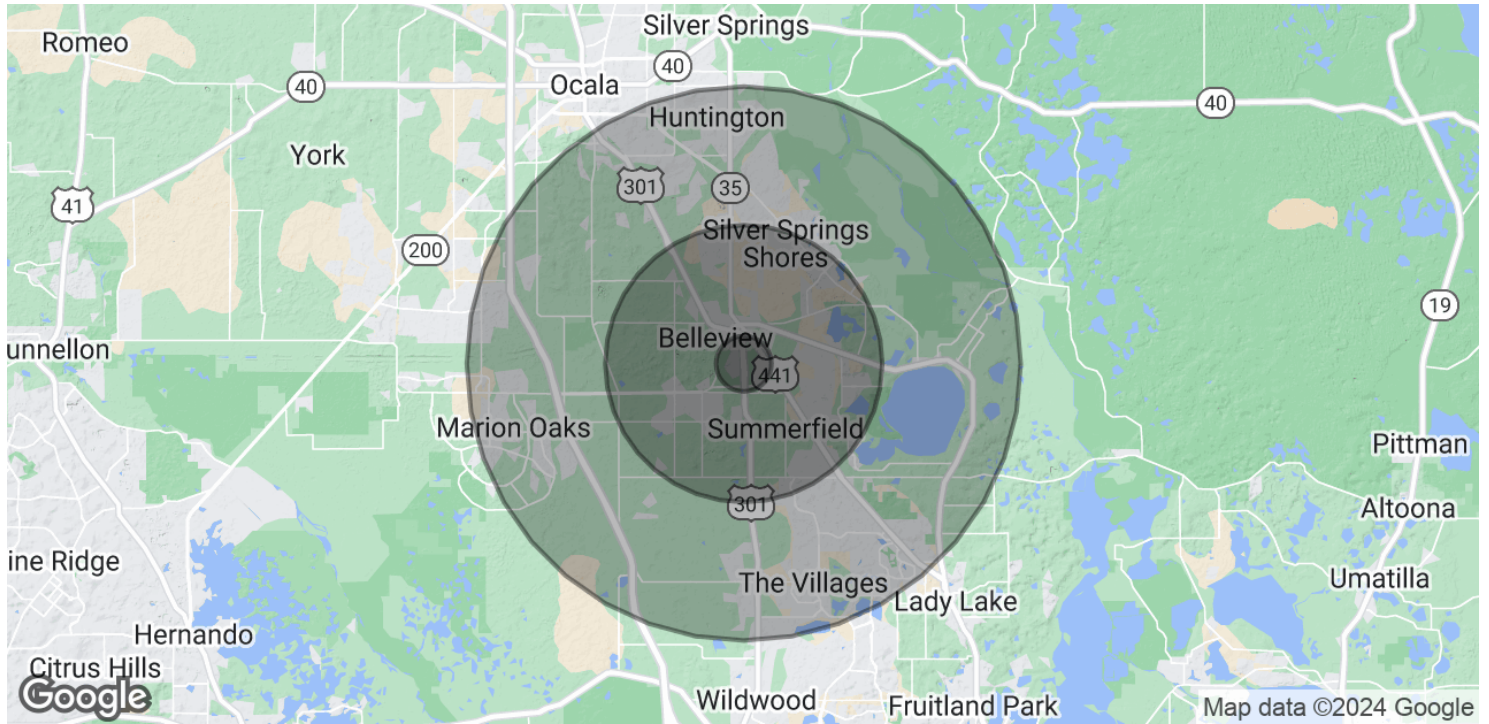


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DEMOGRAPHICS MAP & REPORT

OFFICE BUILDING FOR LEASE



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	68	17,400	48,552
Average Age	58.9	41.4	46.1
Average Age (Male)	63.4	40.3	45.4
Average Age (Female)	58.7	43.6	46.8

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total Households	38	7,432	22,257
# of Persons per HH	1.8	2.3	2.2
Average HH Income	\$38,430	\$43,136	\$44,682
Average House Value	\$202,045	\$115,983	\$120,835

\* Demographic data derived from 2020 ACS - US Census

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