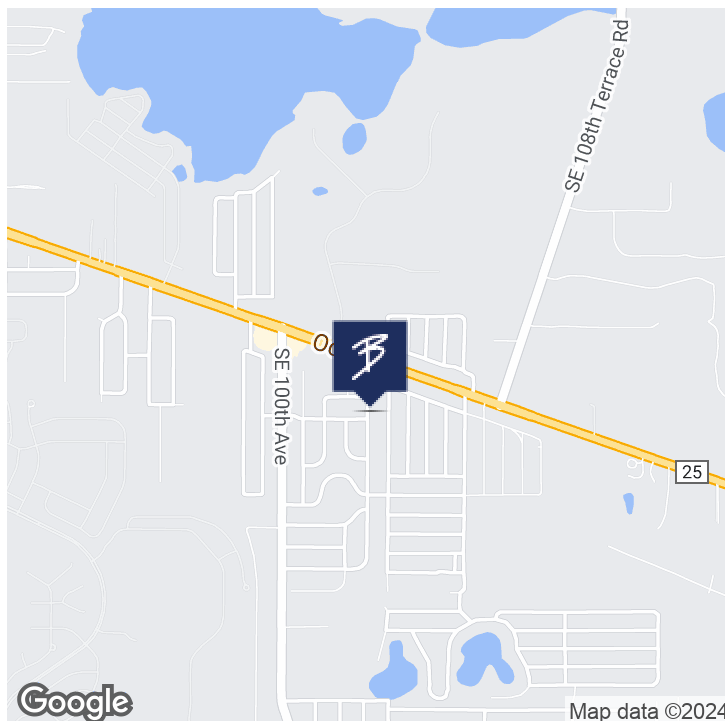


BELLEVUE OFFICES FOR LEASE

10228 EAST HWY 25 BELLEVUE, FL 34420

EXECUTIVE SUMMARY

OFFICE BUILDING FOR LEASE



OFFERING SUMMARY

Available SF:	4,000 SF
Lease Rate:	\$12.00 SF/yr (NNN)
Lot Size:	1.1 Acres
Year Built:	1990
Building Size:	4,000 SF
Zoning:	B2
Market:	Office
Submarket:	Professional
Traffic Count Street:	5,000 AADT

PROPERTY OVERVIEW

Excellent spaces for lease in Belleview, located just a short distance from downtown Belleview on heavily traveled Hwy C-25. The property consists of 2 units at approximately 2,000 SF each. The building offers a generous fenced-in rear yard for parking and vehicle storage, available to one of the tenants. Additionally, it boasts a metal roof and a large parking area. Each unit has several spacious offices, a lobby, and storage space at the rear. See floorplans attached. Each unit is equipped with separate entrances, electric meters, AC units, and mail receptacles. Perfect location for a professional office and/or service business such as plumbing, lawn, or construction.

PROPERTY HIGHLIGHTS

- Directly on E Hwy 25
- Easy access in and out
- Plenty of parking

FOR MORE INFORMATION CONTACT:

Erin Freel | Broker Associate, CCIM | 813.478.1735 | erin@erinfreel.com

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

This information has been obtained from sources believed reliable. We have not verified it and make no guarantee, warranty or representation about it. Any projections, opinions, assumptions or estimates used are for example only and do not represent the current or future performance of the property.



BELLEVUE OFFICES FOR LEASE

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ADDITIONAL PHOTOS

OFFICE BUILDING FOR LEASE



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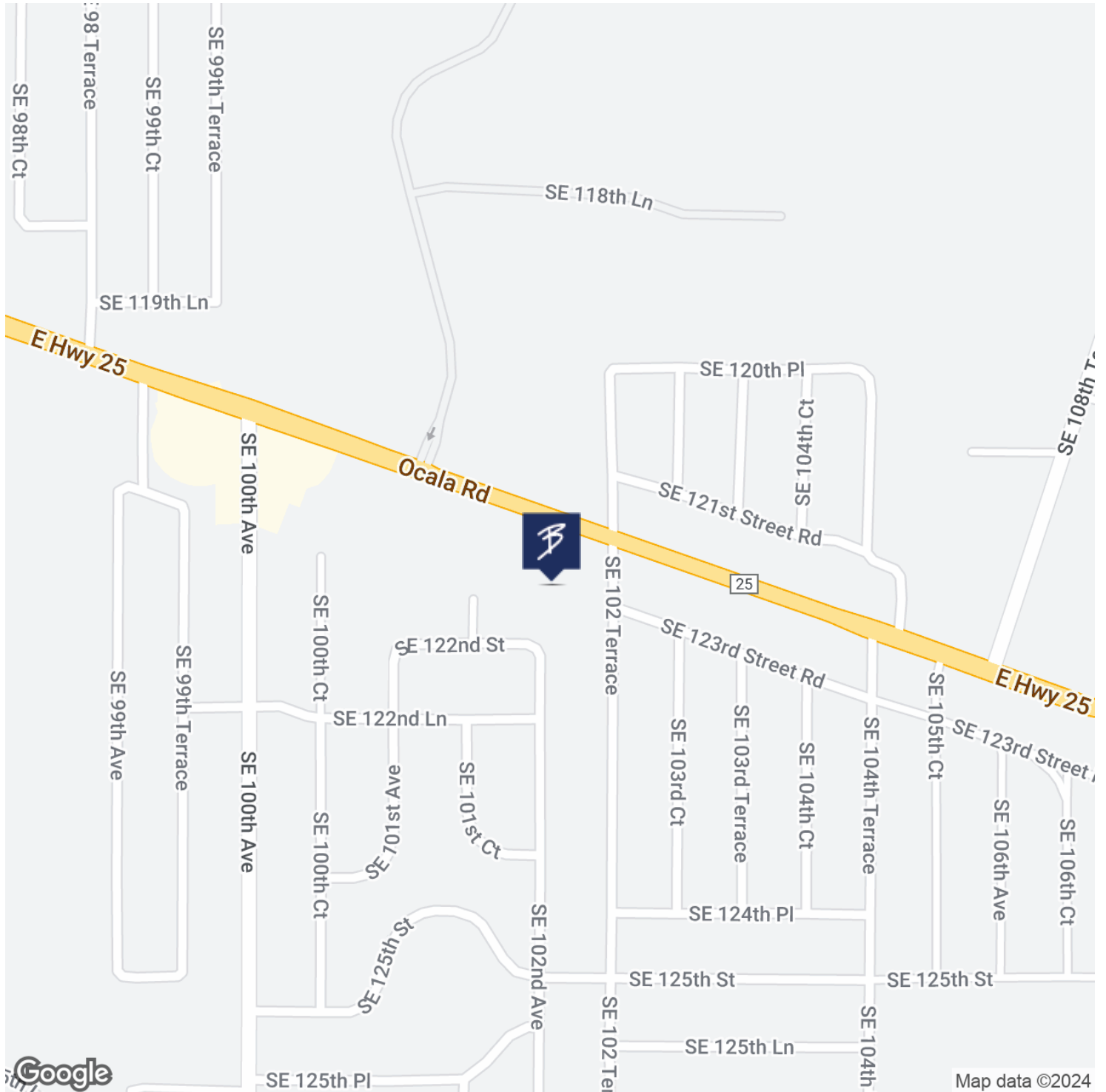


BELLEVUE OFFICES FOR LEASE

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LOCATION MAP

OFFICE BUILDING FOR LEASE



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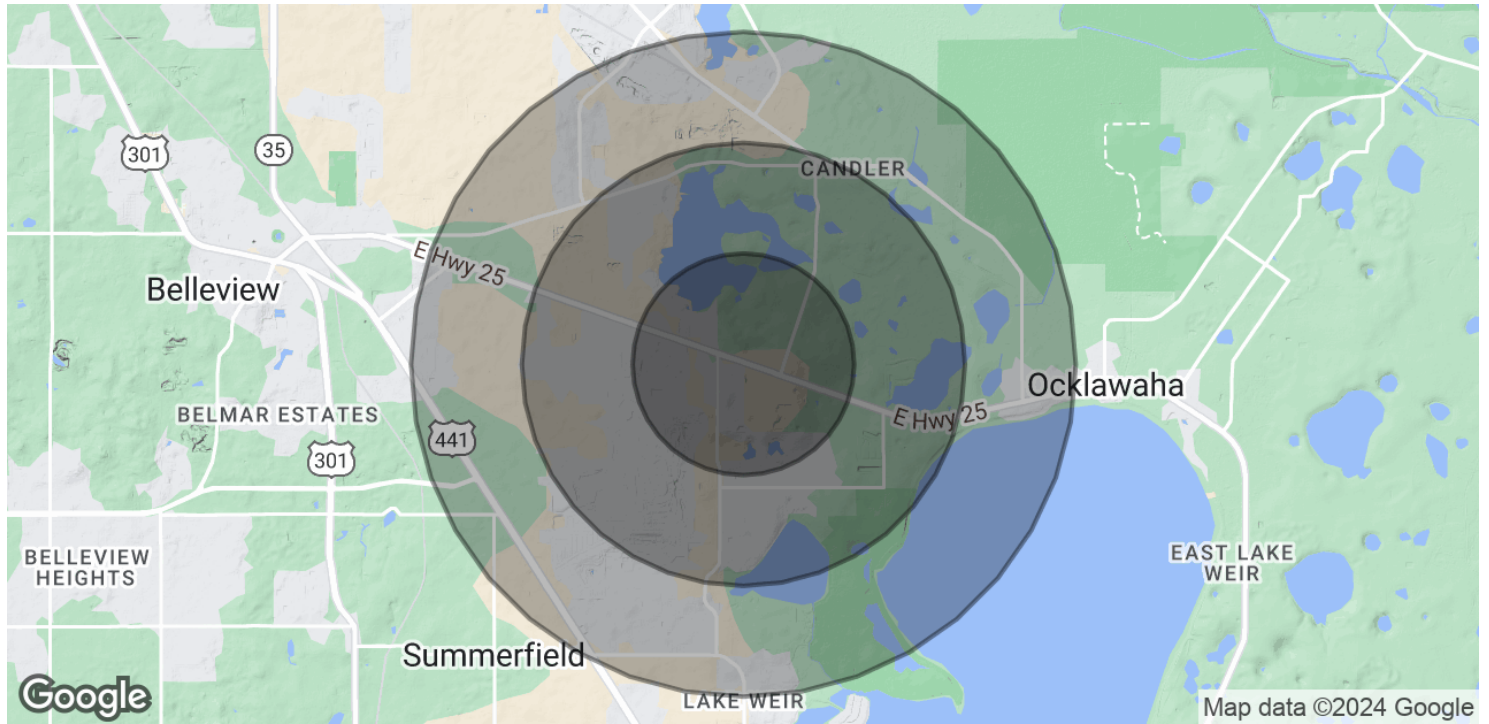


BELLEVIEW OFFICES FOR LEASE

10228 EAST HWY 25 BELLEVIEW, FL 34420

DEMOGRAPHICS MAP & REPORT

OFFICE BUILDING FOR LEASE



POPULATION	1 MILE	2 MILES	3 MILES
Total Population	2,406	8,924	18,883
Average Age	52.7	57.1	50.5
Average Age (Male)	51.9	56.6	49.6
Average Age (Female)	54.8	58.5	51.7

HOUSEHOLDS & INCOME	1 MILE	2 MILES	3 MILES
Total Households	1,183	4,654	9,169
# of Persons per HH	2.0	1.9	2.1
Average HH Income	\$49,631	\$52,525	\$51,352
Average House Value	\$175,680	\$182,947	\$159,805

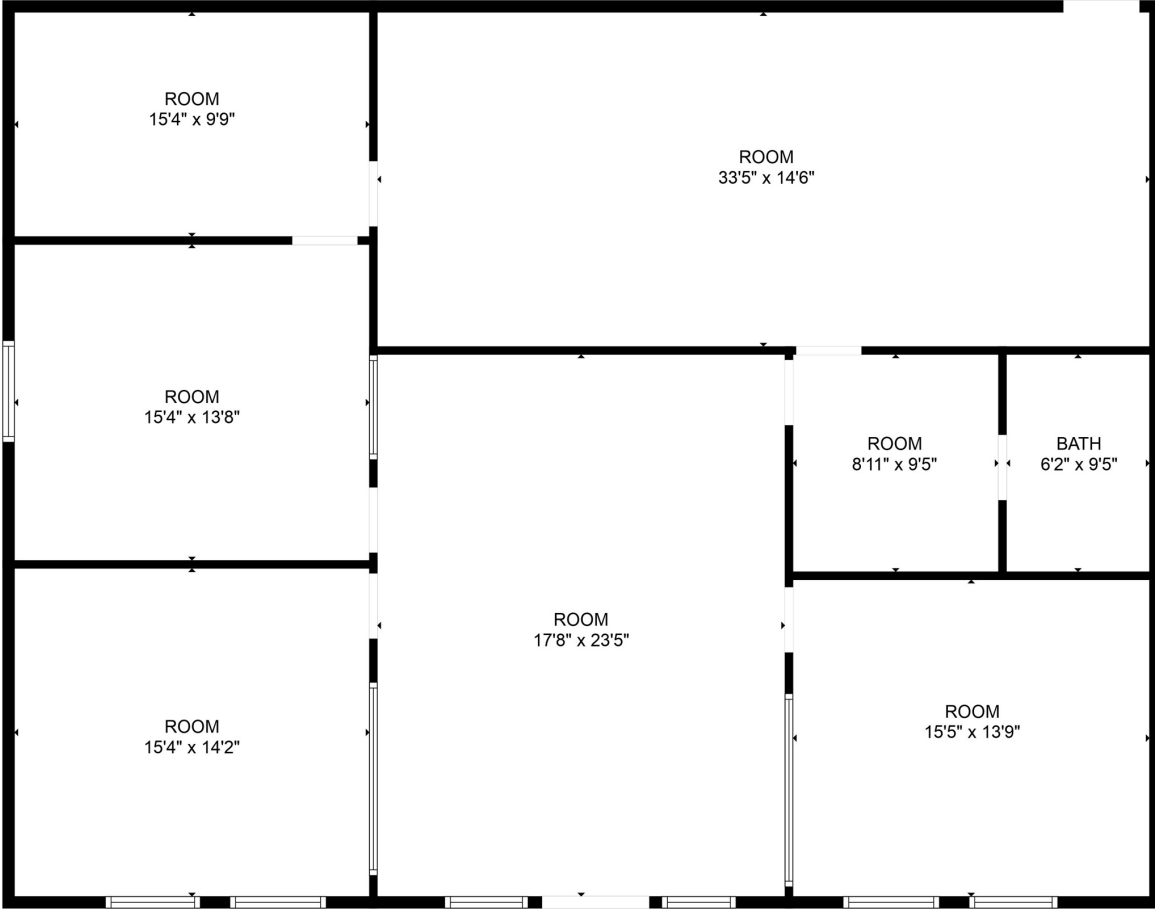
2020 American Community Survey (ACS)

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10230 E Hwy 25 (left side)

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.



10228 E Hwy 25 (right side of bldg)

MEASUREMENTS ARE CALCULATED BY CUBICASA TECHNOLOGY. DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.