

# 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:

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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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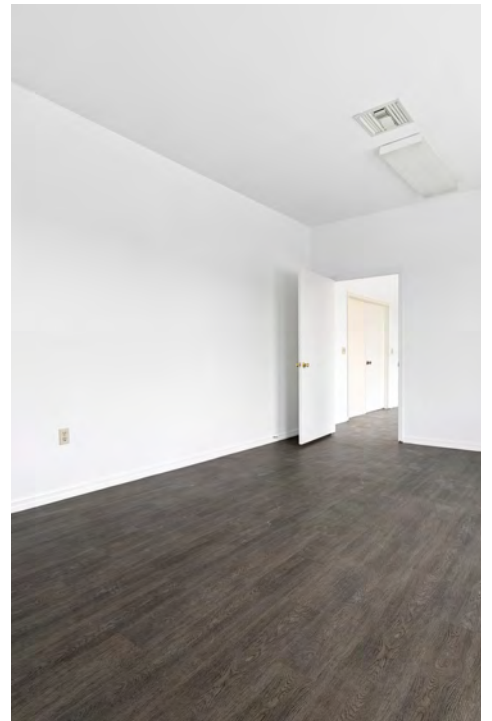


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10228 PHOTOS

OFFICE BUILDING FOR LEASE



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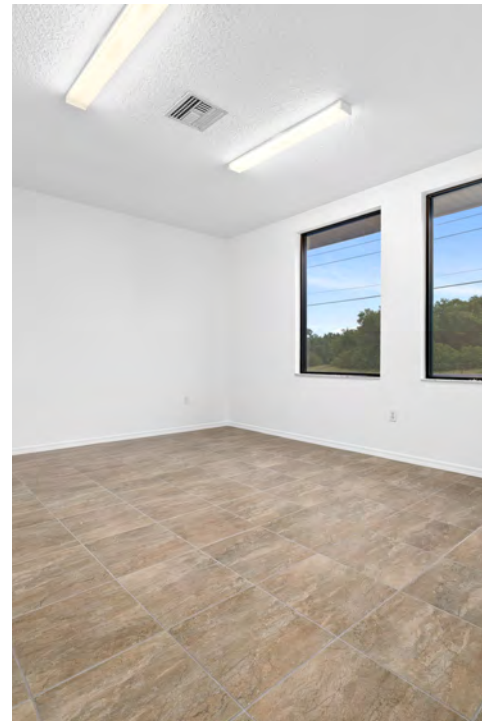


# BELLEVIEW OFFICES FOR LEASE

10228 EAST HWY 25 BELLEVIEW, FL 34420

10230 PHOTOS

OFFICE BUILDING FOR LEASE



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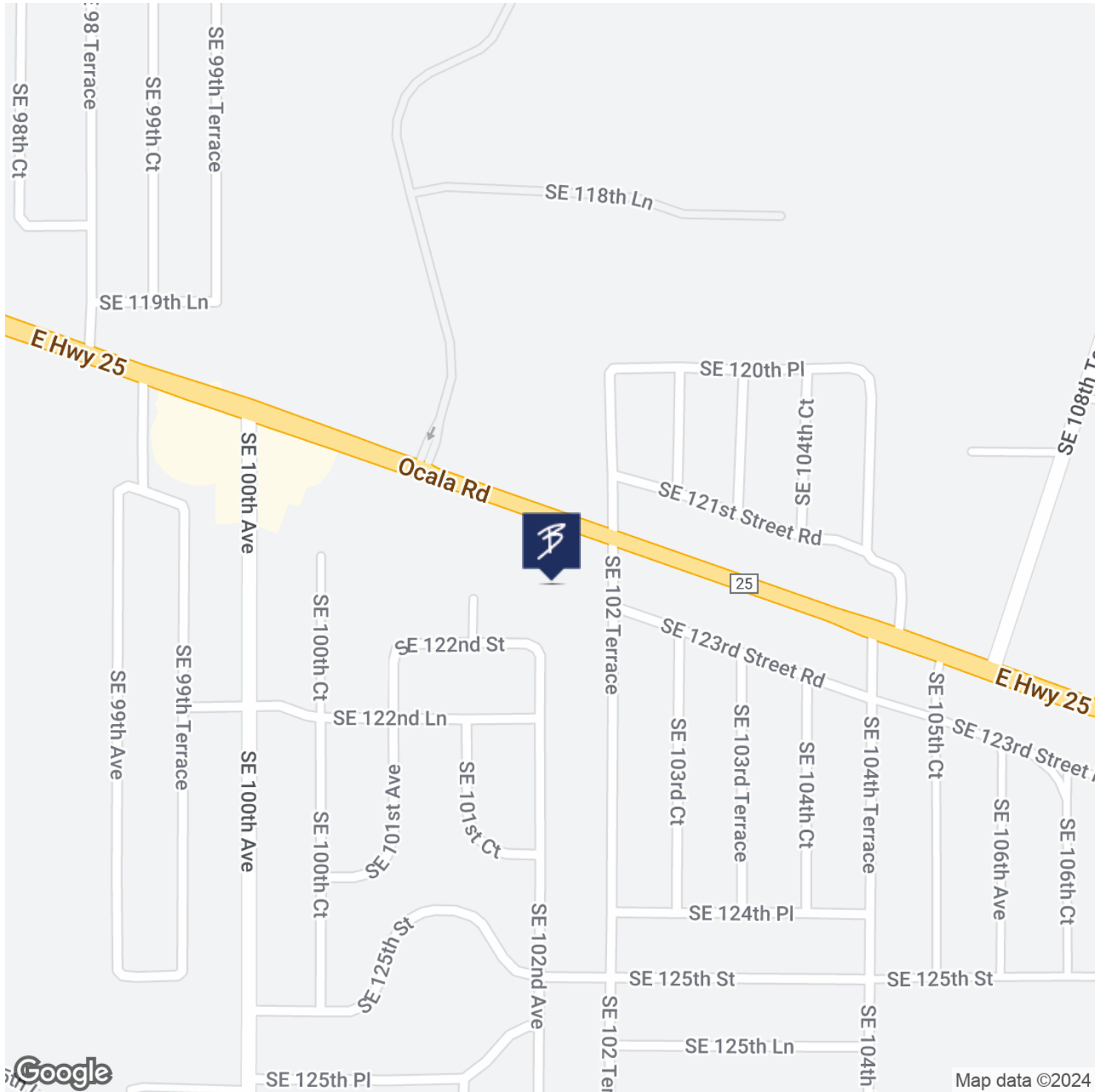


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LOCATION MAP

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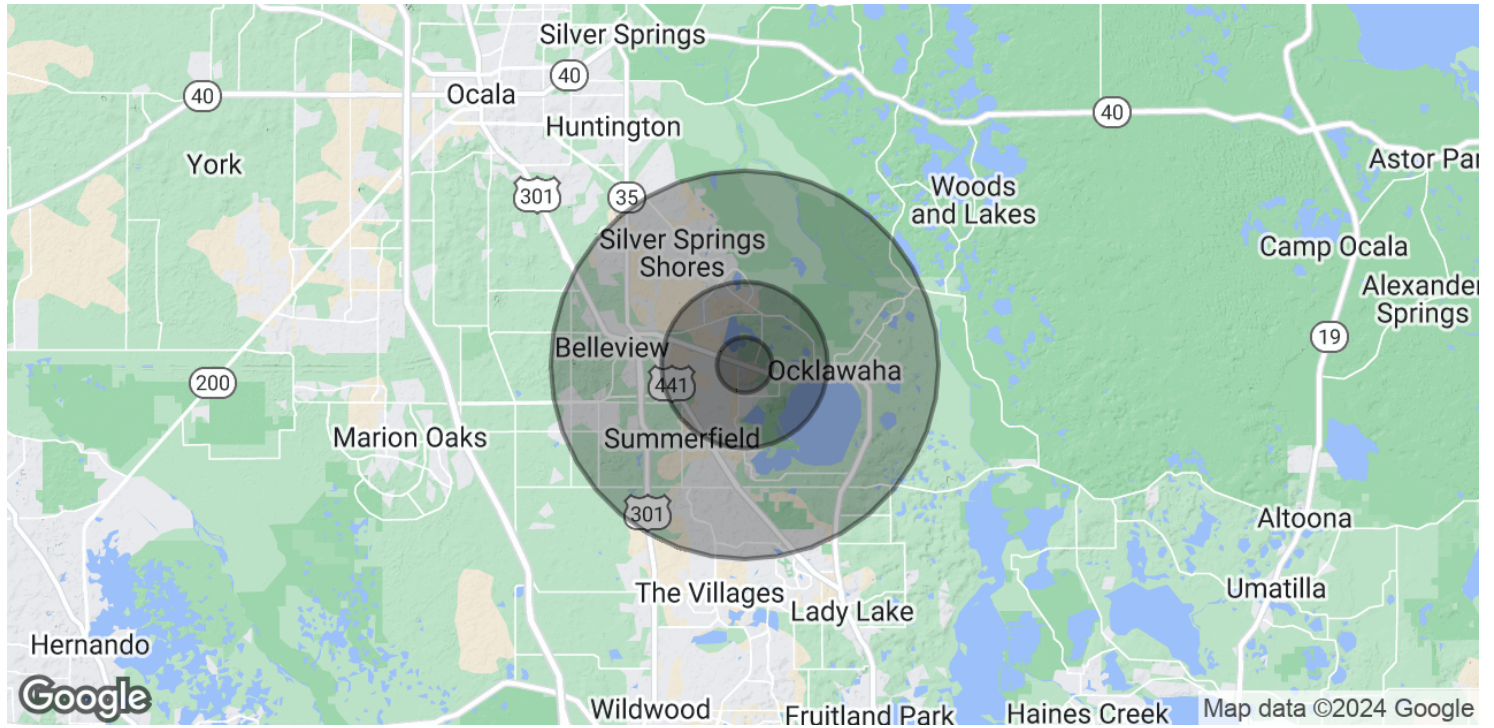


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DEMOGRAPHICS MAP & REPORT

OFFICE BUILDING FOR LEASE



POPULATION	1 MILE	3 MILES	7 MILES
Total Population	2,837	19,867	101,563
Average Age	53	53	53
Average Age (Male)	52	52	52
Average Age (Female)	53	53	53

HOUSEHOLDS & INCOME	1 MILE	3 MILES	7 MILES
Total Households	1,278	8,907	45,621
# of Persons per HH	2.2	2.2	2.2
Average HH Income	\$68,788	\$69,148	\$75,073
Average House Value	\$261,591	\$235,861	\$265,328

Demographics data derived from AlphaMap

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