

Alternate US 19 Warehouse Space

3 Units Available
4054-4060 Louis Avenue, Holiday, FL 34691

**BERKSHIRE
HATHAWAY** | FLORIDA
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COMMERCIAL DIVISION



For Lease

- 15,436± SF Warehouse Space (4056-4060)
- Can be Divided into Two 7,718± SF Units
- 5,000± SF Unit (4054)
- 1,800± SF Office Space (4056-4060)
- I-1 (Industrial Light) & C-3 (General Commercial) Zoning
- 12'x14'± Grade Level Overhead Doors
- Convenient Location Less than ½ Mile to US Hwy 19
- Lease Rate: \$9 PSF with \$2.50 NNN Expenses



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AREA DEMOGRAPHICS (5 MILE RADIUS)

KEY FACTS

129,433

Population

48.1

Median Age

2.3

Average Household Size

118,705

2020 Total Daytime
Population

ANNUAL HOUSEHOLD SPENDING



\$1,670
Apparel &
Services



\$125
Computers



\$2,951
Eating Out



\$4,320
Groceries



\$4,873
Health Care

INCOME



\$48,485

Median Household
Income



\$30,382

Per Capita Income



\$84,276

Median Net Worth

EMPLOYMENT



67%
White Collar



18%
Blue Collar



15%
Services

8.3%

Unemployment Rate

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