



### OFFERING SUMMARY

<b>SALE PRICE:</b>	\$799,000
<b>BUILDING SIZE:</b>	4,560 SF
<b>LOT SIZE:</b>	4,761 SF
<b>PARCEL NO:</b>	4242-AH-00-00D0
<b>TRAFFIC COUNT:</b>	20,700 AADT LPGA Boulevard
<b>ZONING:</b>	MPUD

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
<b>TOTAL HOUSEHOLDS</b>	5,218	30,969	50,751
<b>TOTAL POPULATION</b>	12,008	70,853	115,444
<b>AVERAGE HH INCOME</b>	\$64,033	\$61,135	\$66,340

### PROPERTY DESCRIPTION

4,560 SF Freestanding Building For Sale. Located within the established Fountainhead complex on Center Avenue at LPGA Boulevard.

The building features a move-in-ready, professionally finished open-plan office suite, two restrooms including one with a shower, and a separate garage/workshop bay equipped with two 18×10 and one 10×10 overhead roll-up doors.

The building benefits from an established surrounding development, internal drive access, and proximity to major thoroughfares, providing both accessibility and a professional campus setting within Holly Hill's premier master-planned business environment.

Ideal for a corporate operator, training organization, specialty service provider, or owner-user seeking a unique combination of office and shop space.

### LOCATION DESCRIPTION

Located on Center Avenue just north of LPGA Boulevard between Ridgewood Avenue and Nova Road. Approximately 3.5 miles to Interstate 95.



# Additional Photos

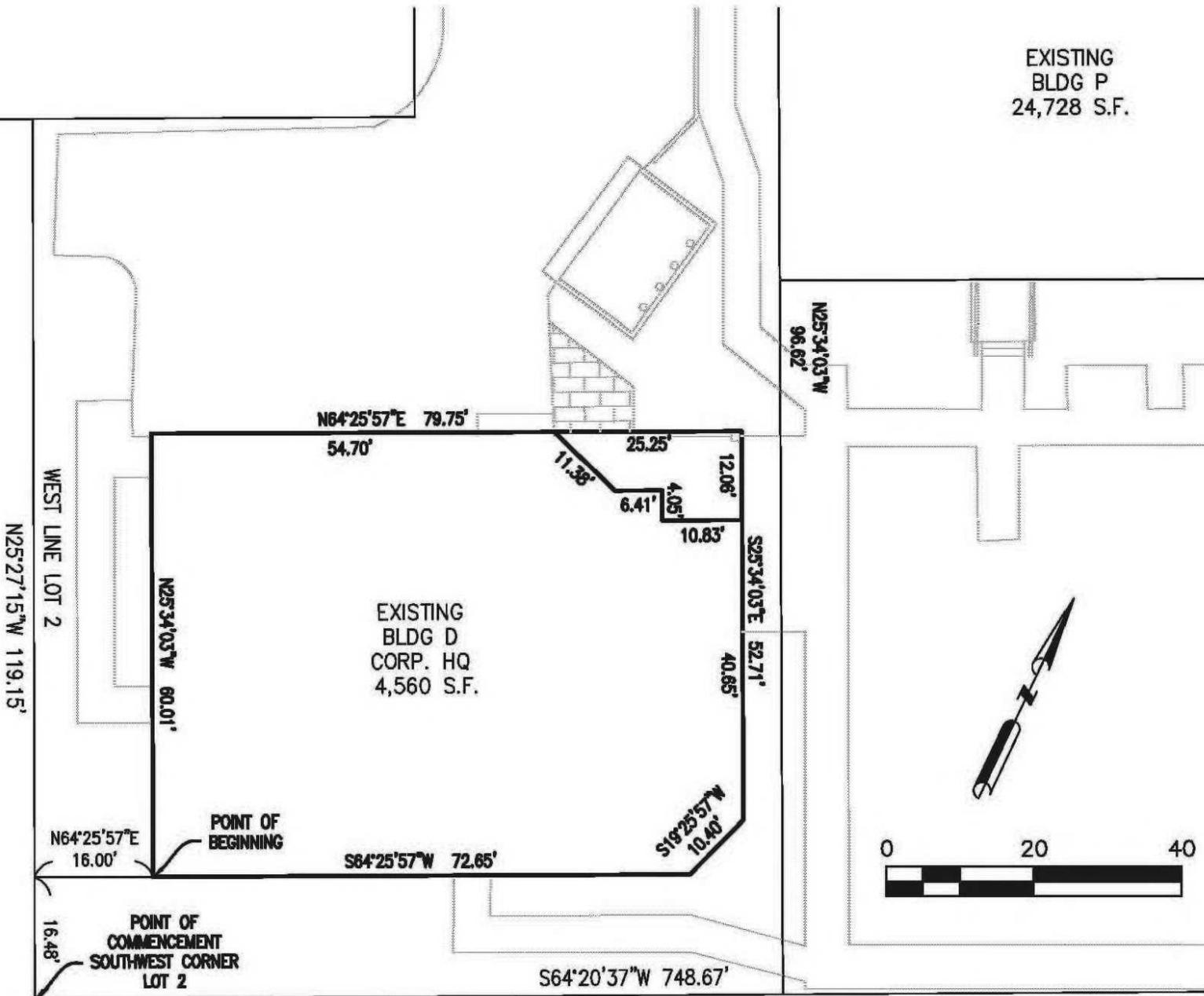
## 4,560 SF Unique Office & Garage Building

1200 Synergy Way, Building D, Holly Hill, FL 32117



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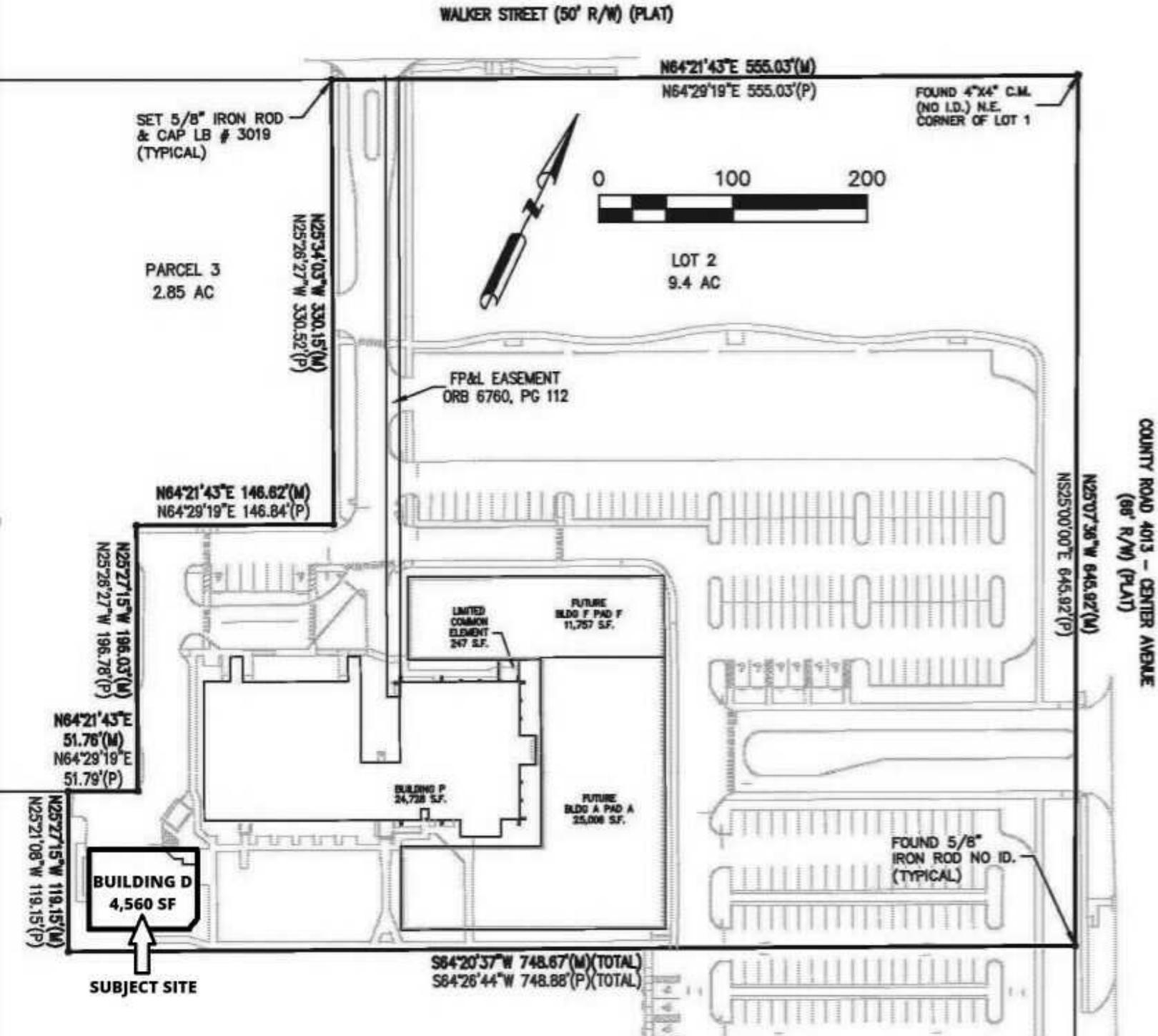




# Overall Site Plan

4,560 SF Unique Office & Garage Building

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# Location Maps

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