

# Alternate US 19 Warehouse Space

7,718± SF for Lease with 1,800± Office

4060 Louis Avenue, Holiday, FL 34691

**BERKSHIRE  
HATHAWAY** | FLORIDA  
HOMESERVICES | PROPERTIES  
GROUP

COMMERCIAL DIVISION



## *For Lease*

- 7,718± SF Warehouse Space for Lease
- 1,800± SF Office Space
- I-1 (Industrial Light) & C-3 (General Commercial) Zoning
- 20'-24'± Ceiling Heights; 16.3'-21.4'± Clear Heights Range
- 12'x14'± Grade Level Overhead Doors
- Convenient location less than ½ mile to US Hwy 19
- **Lease Rate: \$9.00 PSF**



**MATT SHAW, CCIM**  
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7916 Evolutions Way, Suite 210, Trinity, FL 34655

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## AREA DEMOGRAPHICS (5 MILE RADIUS)

### KEY FACTS

129,433

Population



Average Household Size

48.1

Median Age

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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15,000—30,000 SF for Lease  
4050 Louis Avenue, Holiday, FL 34691

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## **FOR LEASE**

- 15,000—30,000± SF Warehouse Space for Lease
- Pod Space for Containerized Storage or Modular Workspace
- 3 Large Industrial Ceiling Fans
- I-1 (Industrial Light) Zoning
- 30'± Clear Height
- 20'x18'± Grade Level Overhead Doors
- Convenient location less than ½ mile to US Hwy 19
- **Lease Rate: \$9.00 PSF**

## **PRESENTED BY:**



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HOMESERVICES GROUP

COMMERCIAL DIVISION



## 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



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Groceries



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Health Care

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