

CORNERSTONE  
COMMERCIAL  
ASSOCIATES, LLC

LEASING  
MANAGEMENT  
INVESTMENT

*The Foundation For  
Every Retail Location*

# FREE STANDING BUILDING FOR LEASE

3365 Millwood Lane  
Hernando, Florida 34442



**Cornerstone Commercial Associates, LLC**  
561 Spring Lake Drive  
Melbourne, FL 32940

**Ron Robbins, CCIM/CPM**  
Broker

**Cell:** 321.626.5312  
**E-mail:** CommercialBroker@earthlink.net  
**Fax:** (321) 821-1981

[www.CornerstoneCommercialAssociates.com](http://www.CornerstoneCommercialAssociates.com)

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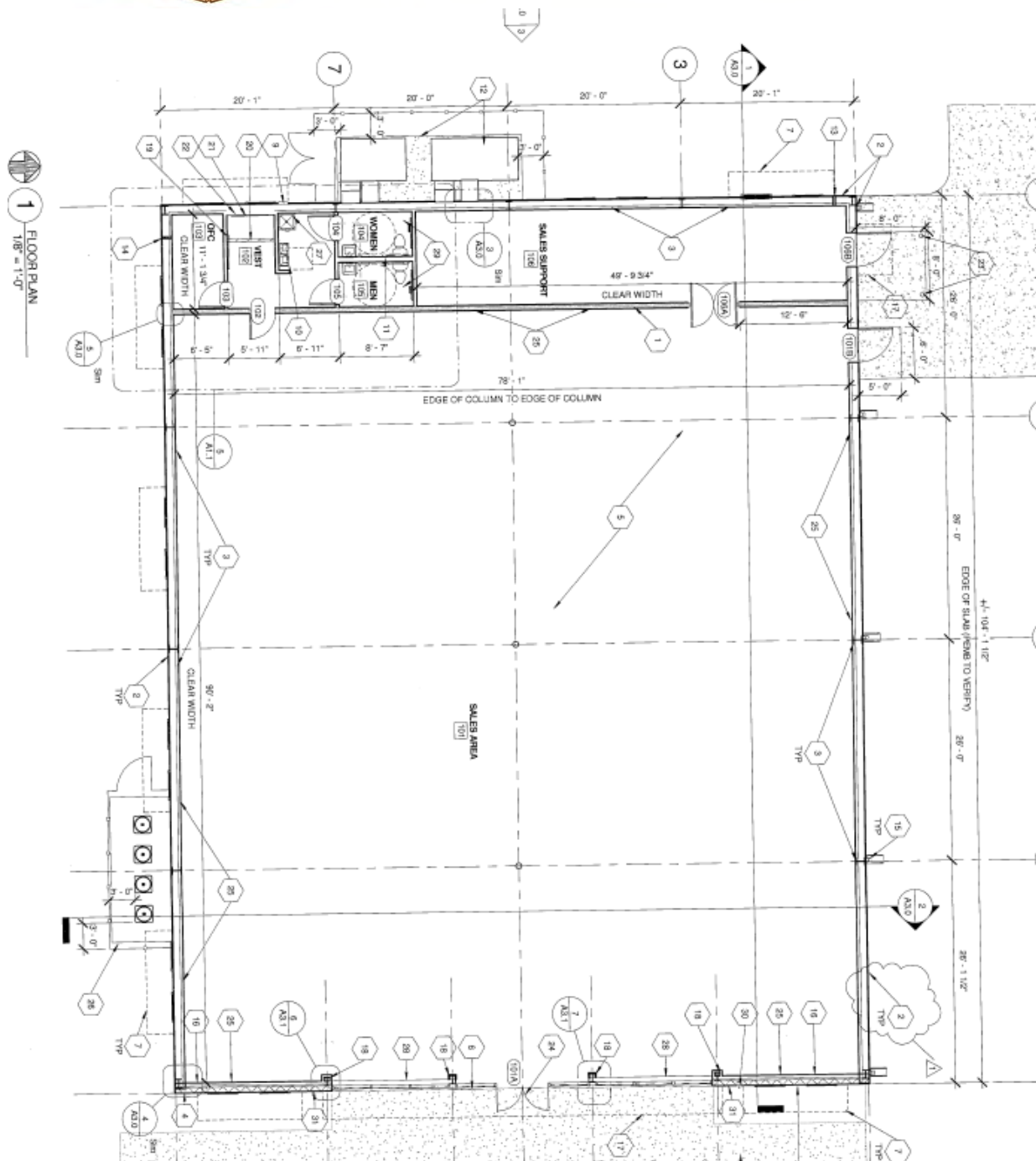
<b>ADDRESS:</b>	3365 Millwood Lane, Hernando, FL 34442
<b>TYPE:</b>	Free Standing Building on 1.26 acres
<b>BUILDING SIZE:</b>	8,357 SF (80'-2" X 104'-3")
<b>DESCRIPTION:</b>	Free standing building. Previously occupied by Family Dollar
<b>LOCATION:</b>	Just West of Citrus Hill located on RT 200
<b>ZONING:</b>	General Commercial
<b>BASR RENT: NNN</b>	Negotiable Fully Net—Tenant pays all NNN charges 2025 RE Taxes = \$1.09 SF Estimated Insurance = \$0.75 SF Estimated CAM = \$2.50 SF
<b>AVAILABLE:</b>	Immediately

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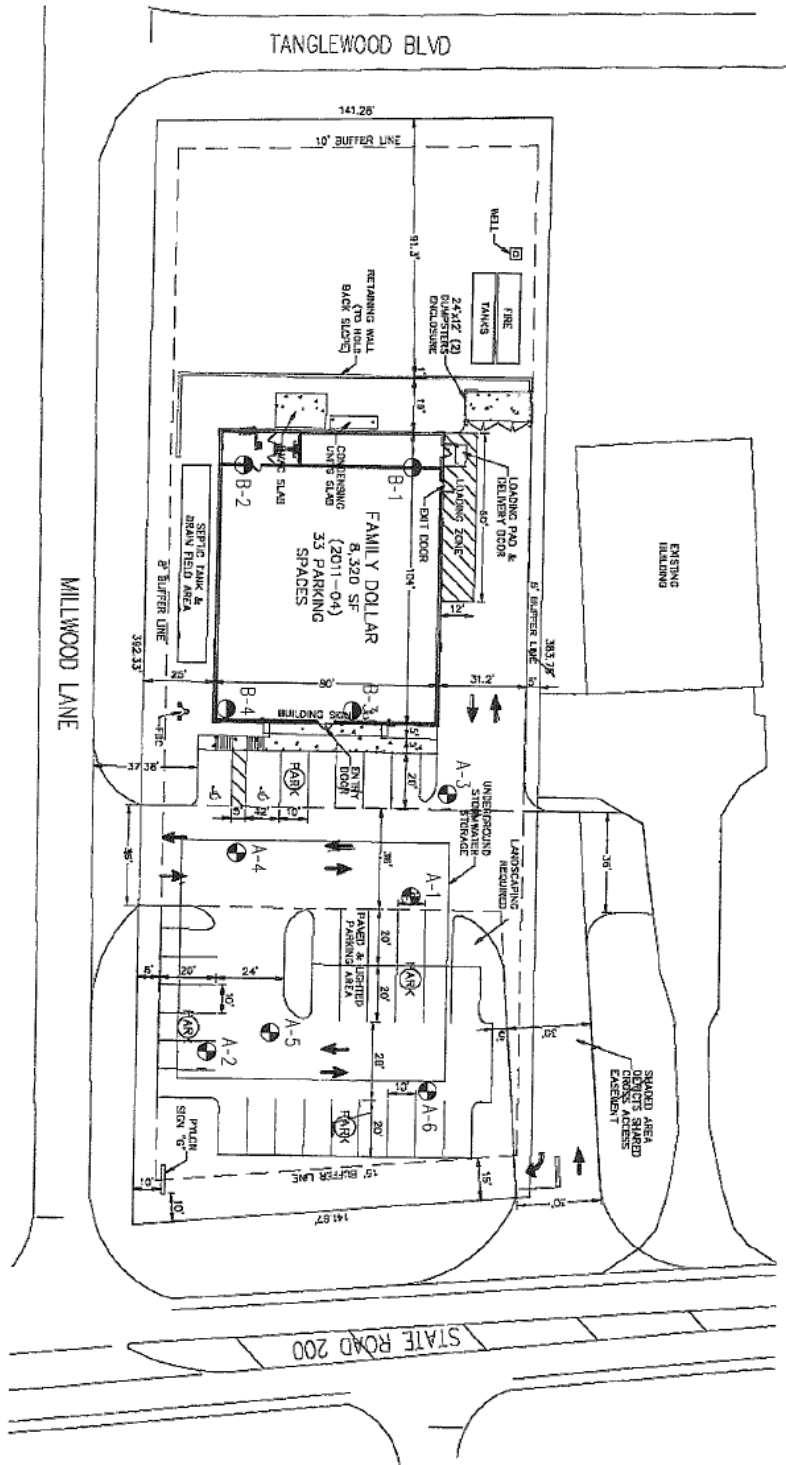
## Floor Plan

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# SITE PLAN

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**Interior Picture**



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