



PROPERTY DESCRIPTION

Introducing 4589 Henry C. Yates Lane, a prime investment opportunity in the heart of St. Cloud, FL. This 3,800 SF office building boasts a 100% occupancy with promising immediate returns for savvy investors. With a strategic location in the vibrant St. Cloud area, this property offers unparalleled potential for long-term growth and stability. Don't miss your chance to secure a valuable position in this thriving commercial real estate market.

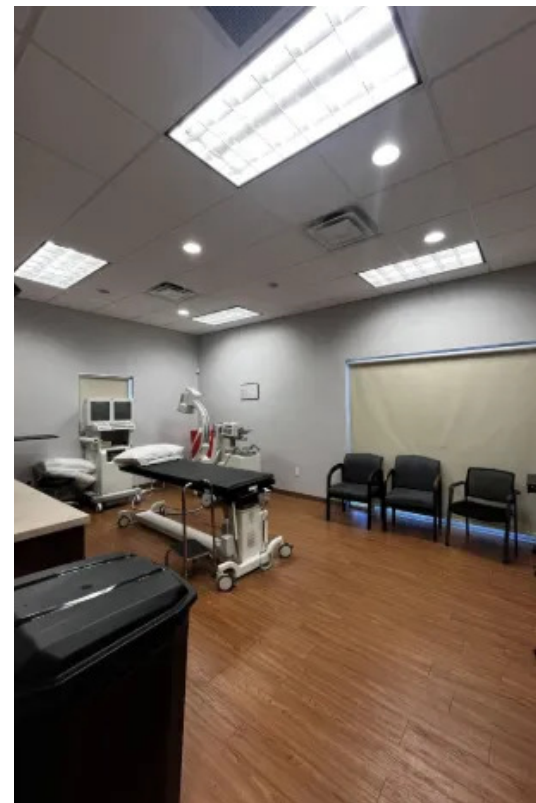
PROPERTY HIGHLIGHTS

- 3,800 SF office building
- Prime location in St. Cloud area
- Well-maintained and modern facility
- Attractive investment opportunity
- Strong potential for long-term growth
- Proven track record of stable returns
- Ideal for office building investors

OFFERING SUMMARY

Sale Price:	\$1,525,000
Building Size:	3,800 SF
NOI:	\$89,816.00
Cap Rate:	6.75%

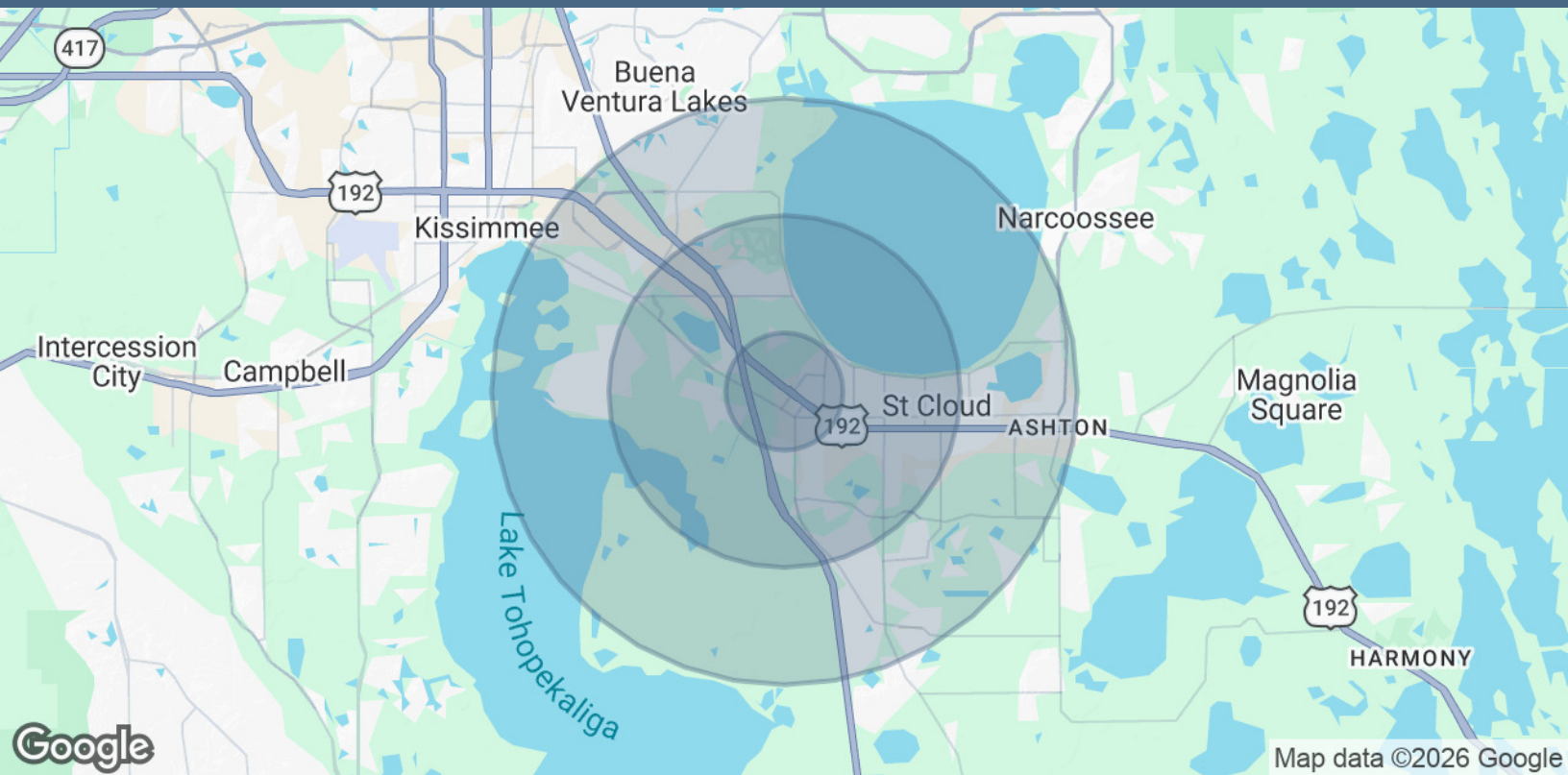
DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,851	15,619	34,322
Total Population	6,340	46,724	105,339
Average HH Income	\$75,437	\$81,661	\$89,566



RENT ROLL

SUITE	TENANT	SF OCCUPIED	% SHARE	PRICE PER SF	LEASE START	LEASE END	OPTIONS	ANNUAL BASE RENT	MONTHLY BASE RENT	SECURITY DEPOSIT	ANNUAL ESCALATIONS	EST.NNN INCOME PER SF	GROSS ANNUAL INCOME
A	Premier Medical Associates of Florida	3800	100%	\$23.64	10/1/22	10/1/32	1 - Ten Year Option	\$89,816.00	\$7,266.63	\$13,300	3%	\$4.92	\$108,512.00
TABLE TOTALS			100%					89,816.00	\$7,485.00	\$13,300	3%	\$4.92	\$108,512.00





POPULATION	1 MILE	3 MILES	5 MILES
Total Population	6,340	46,724	105,339
Average Age	35.9	36.0	36.8
Average Age (Male)	33.6	34.7	35.0
Average Age (Female)	41.4	38.3	39.7
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,851	15,619	34,322
# of Persons per HH	3.4	3.0	3.1
Average HH Income	\$75,437	\$81,661	\$89,566
Average House Value	\$231,789	\$305,071	\$329,266

2023 American Community Survey (ACS)