

FOR SALE > OFFICE SPACE

\$689,000

3960 SQFT NEWLY REMODELED OFFICE BUILDING IN EUSTIS

1980 PREVATT STREET, EUSTIS, FL 32726



"THE LAND SPECIALISTS"

**CROSBY &
ASSOCIATES, INC.**

AGRICULTURAL & COMMERCIAL REAL ESTATE

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Corporate Address:
141 5th St. NW, Suite 202,
Winter Haven, FL 33881

225 West Main St
Tavares, FL 32778

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OFFERING SUMMARY

Sale Price:	\$689,000
Lot Size:	0.63 Acres
Year Built:	1997
Building Size:	3,960 SF
Renovated:	2018
Zoning:	RP
Price / SF:	\$173.99

PROPERTY OVERVIEW

Move in ready office building which was completely remodeled in 2018. Ready to use for one user or can easily be subdivided for multiple users.

PROPERTY HIGHLIGHTS

- Completely remodeled in 2018!
- Move in ready.
- Convenient location near FL Hospital Waterman

ID#: 390915

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Additional Photos

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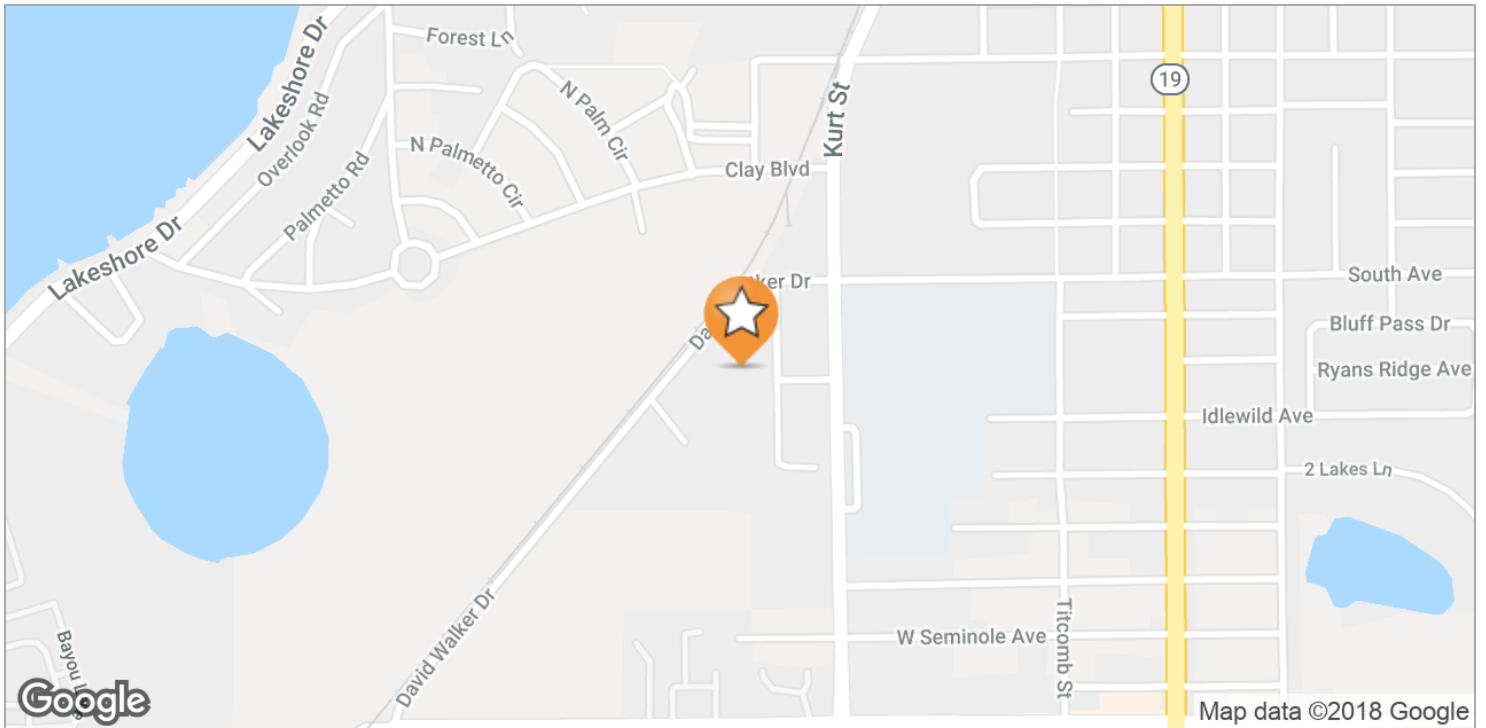
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Location Maps

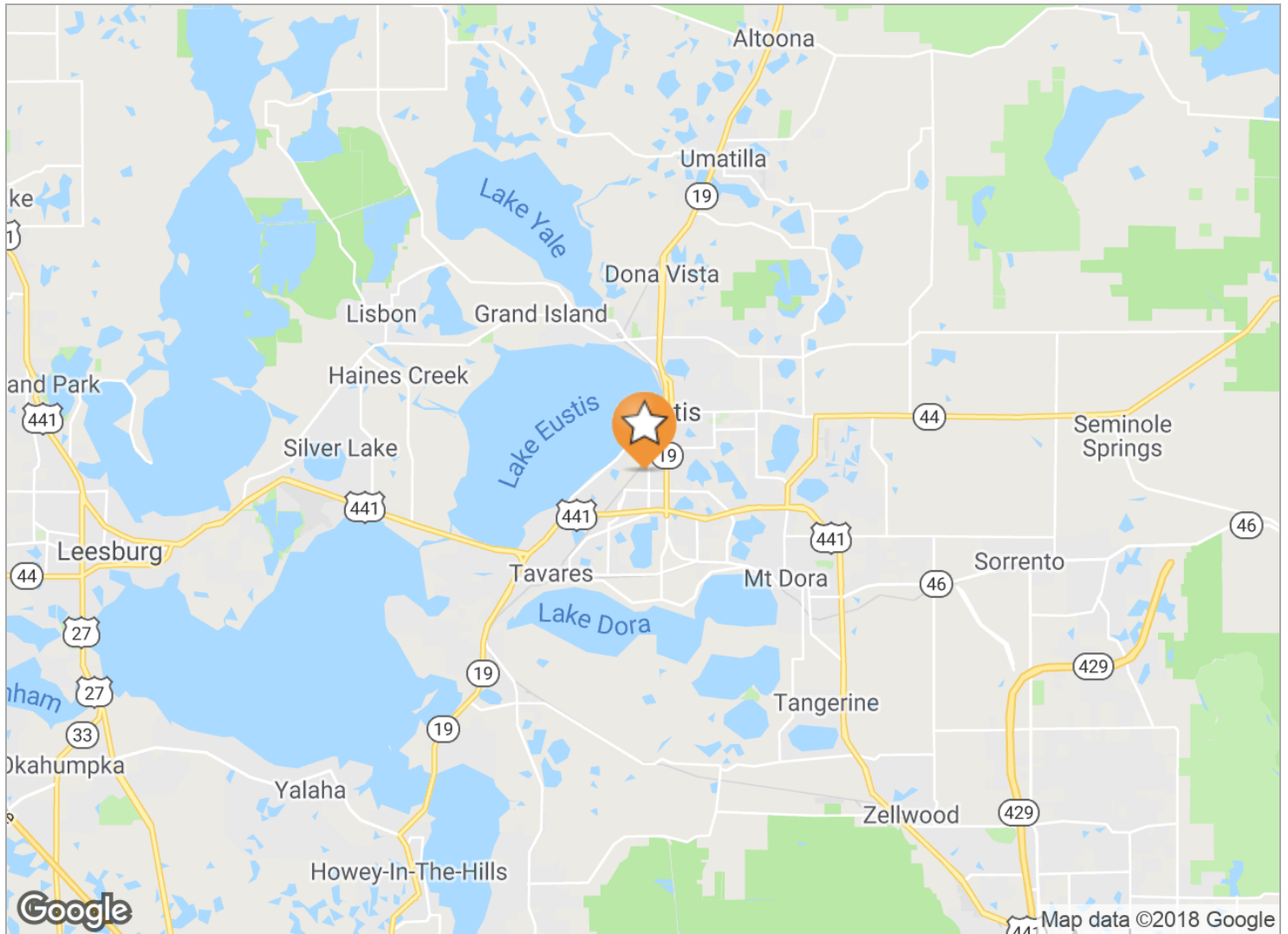
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LOCATION DESCRIPTION

This remodeled office is in the Kurt Street Professional Park which includes attorneys, chiropractors, doctors, and medical laboratories.

DRIVE TIMES

- 5 minutes to Eustis City Hall
- 5 minutes to FL Hospital Waterman
- 15 minutes to Leesburg Regional Airport
- 45 minutes to Orlando City Hall
- 50 minutes to Orlando International Airport

DRIVING DIRECTIONS

From Hwy. 441 and Kurt Street in Eustis, travel North on Kurt to Jennings (across from Vocational Technical College); travel West on Jennings to intersection with Prevatt building at NW corner of Intersection of Jennings and Prevatt

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Demographics Map

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POPULATION	1 MILE	5 MILES	10 MILES
Total population	3,121	59,308	112,740
Median age	42.0	46.4	48.0
Median age (male)	40.4	45.5	46.8
Median age (Female)	43.6	47.9	49.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	1,266	25,331	47,602
# of persons per HH	2.5	2.3	2.4
Average HH income	\$49,495	\$58,103	\$60,083
Average house value	\$192,270	\$191,659	\$196,890

* Demographic data derived from 2010 US Census

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CROSBY & ASSOCIATES, INC.

AGRICULTURAL & COMMERCIAL REAL ESTATE

Our Mission is to be the most trusted and effective real estate brokerage and investment advisor in the Southeast United States. We are committed to providing personalized services, utilizing creative solutions, and building lasting relationships with our clients.

Corporate Office

141 5 St NW, Suite 202
Winter Haven, FL 33881

225 West Main Street
Tavares, FL 32778

52 Commerce Street
Hawkinsville, GA 31036

2312 13th St.
St. Cloud, FL 34769

RICK GONZALEZ, CCIM, ALC, MSC

Land Specialist

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PROFESSIONAL BACKGROUND

Rick Gonzalez is an Accredited Land Consultant (ALC), a Certified Commercial Investment Member (CCIM), a REALTOR®, and a Rotarian. He is a 7th generation native Floridian, a member of the Poarch Creek Indian Tribe, and earned both a BSc. in Soils and an MSc. in Environmental Engineering Sciences from the University of Florida. Land in Central Florida is his primary focus.

EDUCATION

BSc. in Soils and an MSc. in Environmental Engineering Sciences from the University of Florida.

MEMBERSHIPS & AFFILIATIONS

CCIM
ALC
Rotary

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