

**FOR SALE | \$974,000**

FLEXIBLE COMMERCIAL PROPERTY

Property

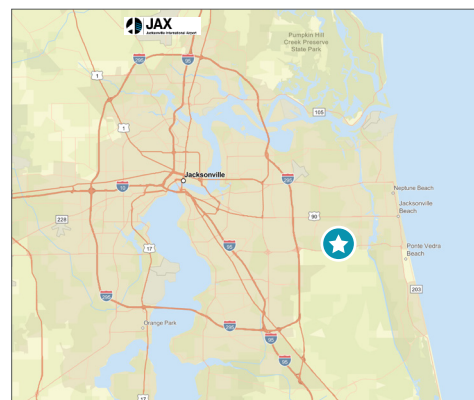
- 3,721 SF building
- 9.73± acre park
- Built in 2000
- Flexible PUD zoning
- Parcel ID: 167733-6005

Building

- Suite 901-902: Lobby, six private offices, conference room, break storage area with closets, and two restrooms
- Suite 903: Lobby, five offices, and one restroom
- 3.22/1,000 parking

Location

- Prime location between JTB and Beach Blvd
- Minutes to retail, dining, and Mayo Clinic
- Convenient access to I-295 and I-95
- Central location between Downtown, Southside, and the Beaches

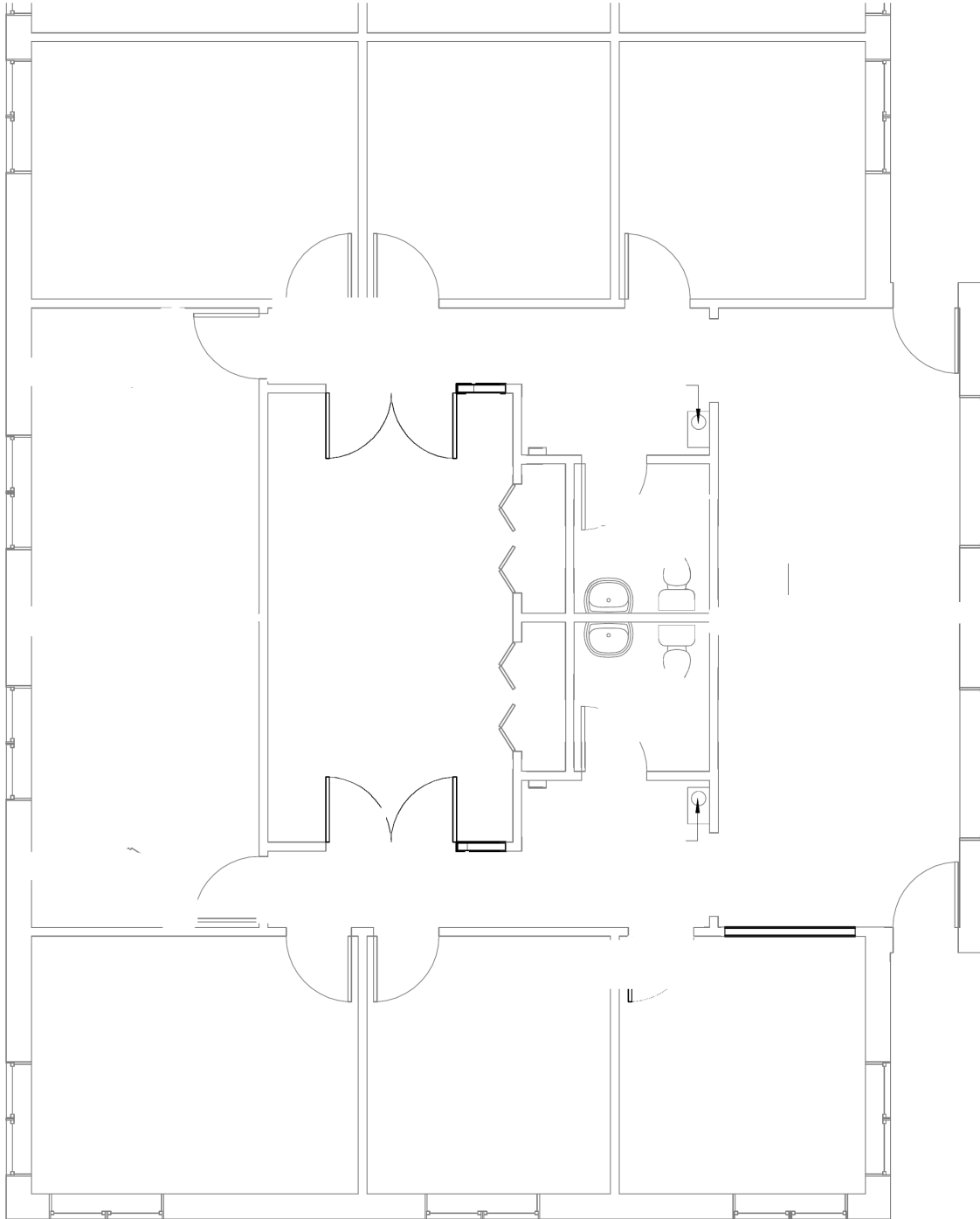


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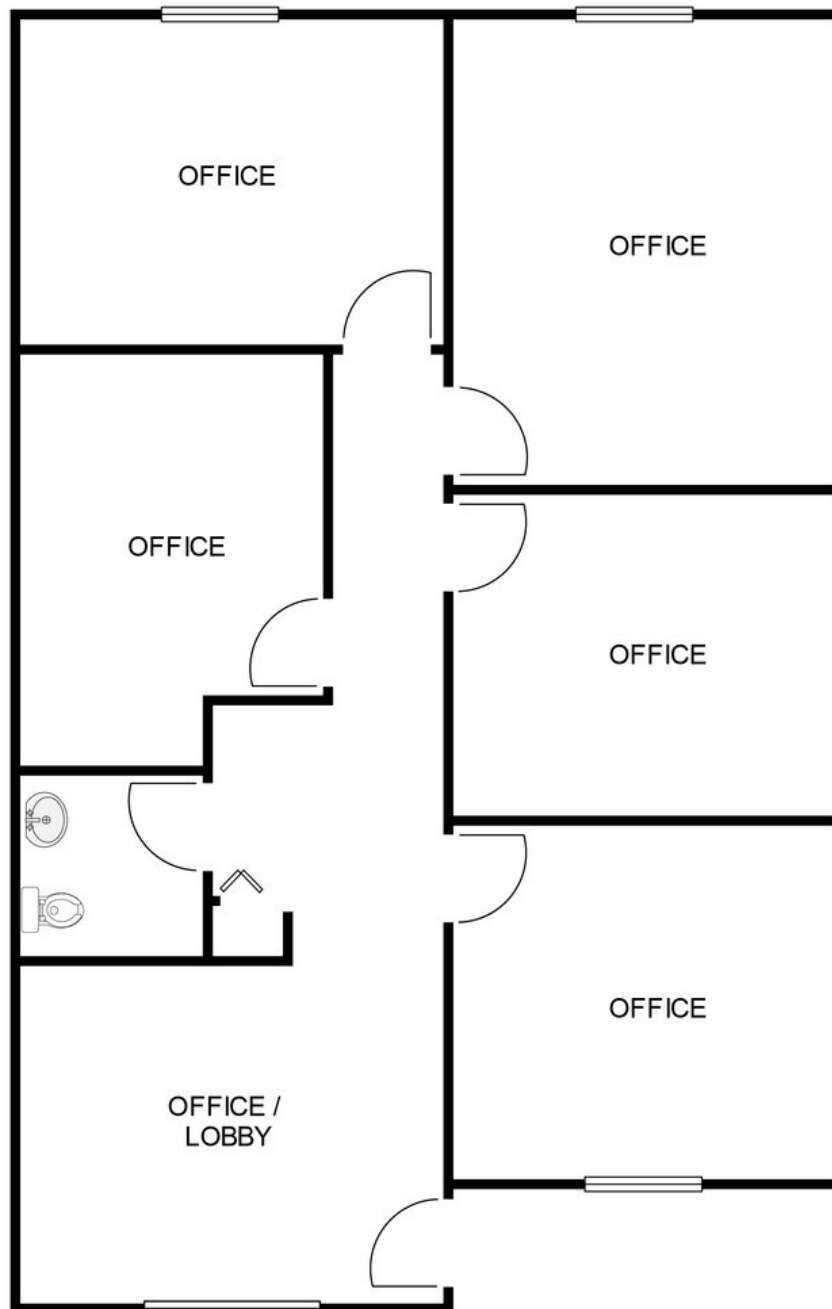
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FLOOR PLAN | SUITE 901-902



FLOOR PLAN | SUITE 903





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DEMOGRAPHICS

Population	1 Mile	3 Miles	5 Miles
Total Population	8,498	46,763	157,027
Daytime Population	2,662	20,547	71,110
Median Age	40.1	37.4	39.0
Bachelor's or Higher	52%	48%	46%
Households	1 Mile	3 Miles	5 Miles
Total Households	4,230	18,484	66,464
Average HH Size	2.0	2.3	2.3
Average HH Income	\$98,020	\$134,881	\$125,654
Median Home Value	\$419,546	\$478,272	\$456,018

*Source: CoStar & Esri 2026

