



OFFICE/MEDICAL AT NORTH RIVER

7210 US 301 N
ELLEMENTON, FLORIDA 34222

PROPERTY HIGHLIGHTS

- ±850 SF Available
- Open Floor Plan with One Private Office
- Excellent US 301 Frontage & Signage Opportunity
- Shared Building Entrances
- Common ADA-Compliant Restroom
- Convenient Access to I-75 & US 41
- OPEX & CAM Include Utilities (Except Internet)



DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

Total Households	2,187	12,355	28,463
Total Population	4,918	28,832	72,115
Average HH Income	\$57,733	\$64,406	\$62,000

For More Information

ADAM DOAK

Commercial Realtor
941 923 0535 x304
adoak@americanpropertygroup.com

NOW AVAILABLE WITH US 301 EXPOSURE 850 SF +/-



OFFERING SUMMARY

Sale Price:	\$1,550,000
Lease Rate:	\$26 SF/yr (NNN)
Building Size:	6,535 SF
Available SF:	850 SF
Lot Size:	1.846 Acres
Zoning:	NC-M

PROPERTY OVERVIEW

Suite 101 now available with 850 sf +/-.

Suite 101 includes an open area with one office. Perfect space for any company that is looking for US 301 exposure with signage!
Building has common entrances and a common handicap restroom.

Operating Expenses and CAM include all utilities (besides internet), all common area expenses, and all property related expenses (besides tenants interior space). Current OPEX and CAM = \$10.26 psf a month.

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PROPERTY GROUP**
OF SARASOTA, INC.

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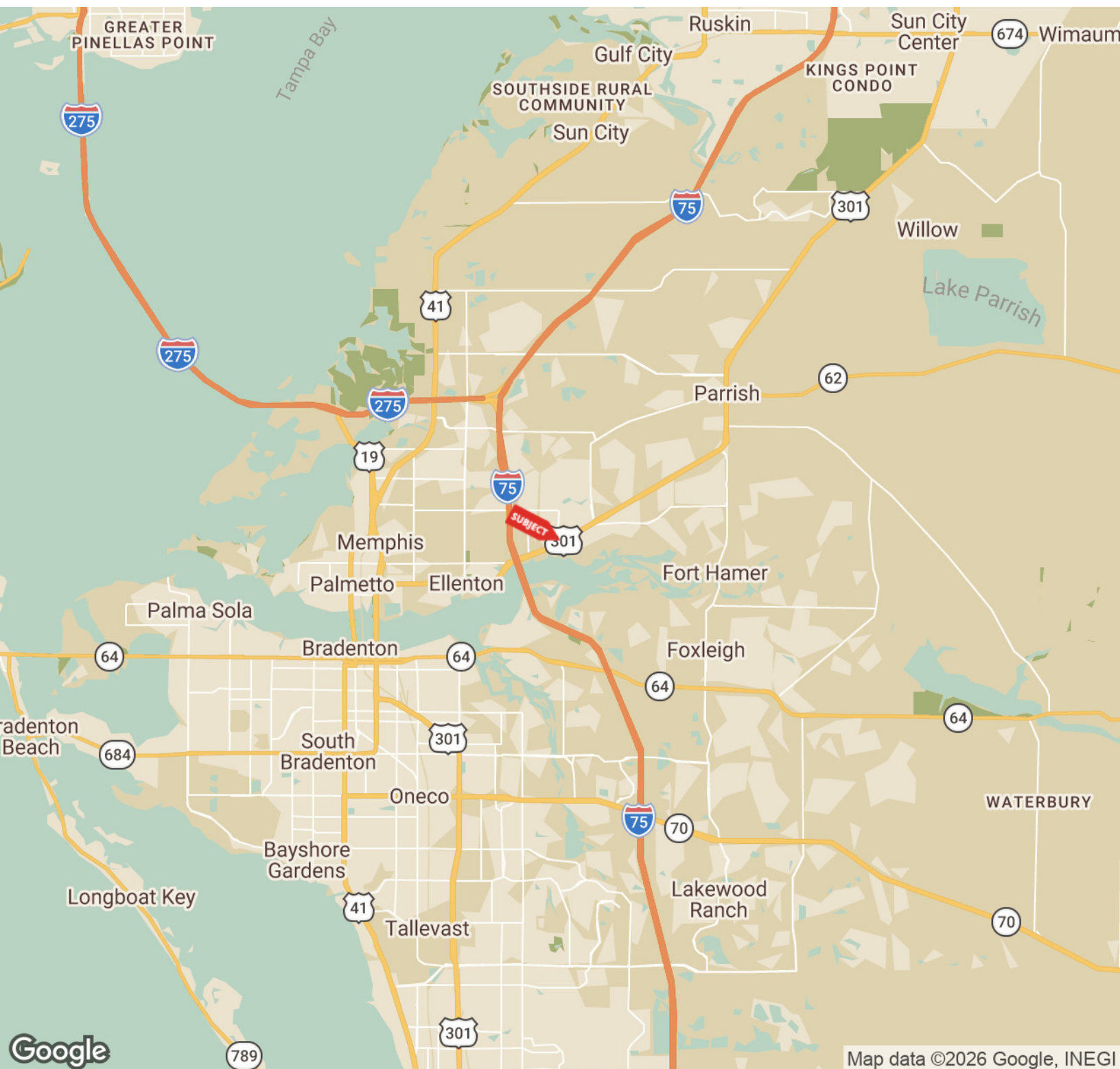
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