

FOR LEASE: Single Tenant Free Standing Building
FORMER SCOOTERS - LEASE OPPORTUNITY

980 Pasadena Ave South, South Pasadena, FL 33707

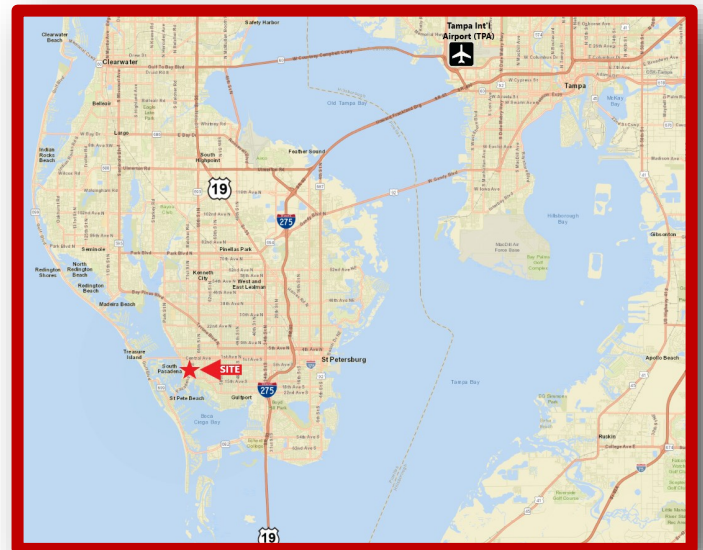


DEMOGRAPHIC INFORMATION			
2025 Demographics	1-mile	3-mile	5-mile
Total Population	10,599	73,514	184,494
Total Households	6,031	36,873	87,697
Median Age	61.6	54.3	50.9

FEATURES

- ❖ Highly visible 819/SF Free-Standing Building on Pasadena Ave. S. and Hibiscus Ave.
- ❖ Former Scooters Coffee
- ❖ Building built in 2023
- ❖ .56 Acres (24,394 SF) MOL corner site
- ❖ Six Parking Spaces plus one Handicap
- ❖ Zoned CG – Comm. Gen.– City of South Pasadena
- ❖ AADT—Pasadena Ave S.: 35,000/day
- ❖ Located in Flood Zone AE
- ❖ Parcel ID: 30-31-16-88632-000-0040
- ❖ 2025 Real Estate Taxes: \$10,374.00
- ❖ **NNN Absolute Lease Rate: \$100,000.00/Annually**

LOCATION MAP

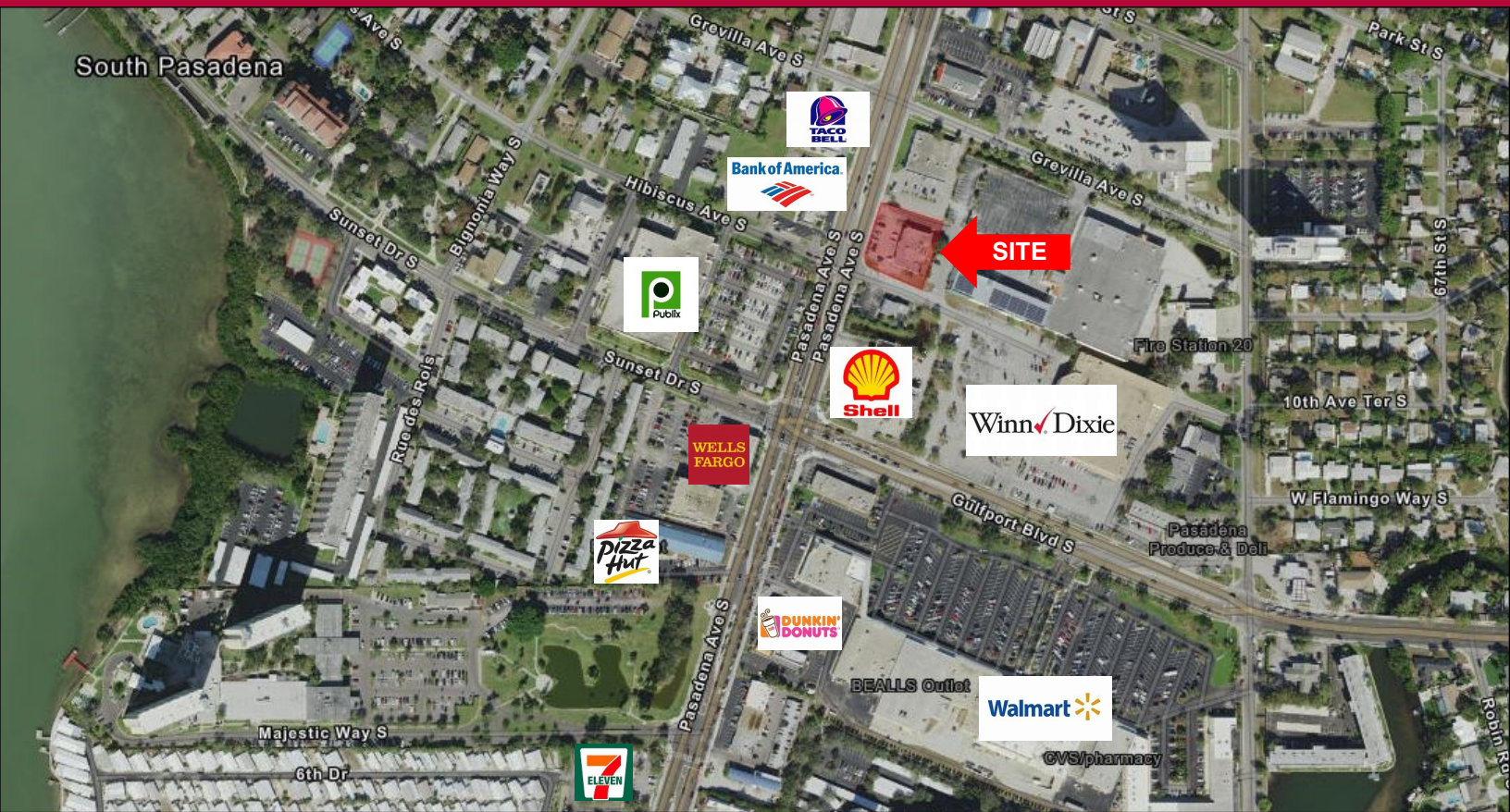


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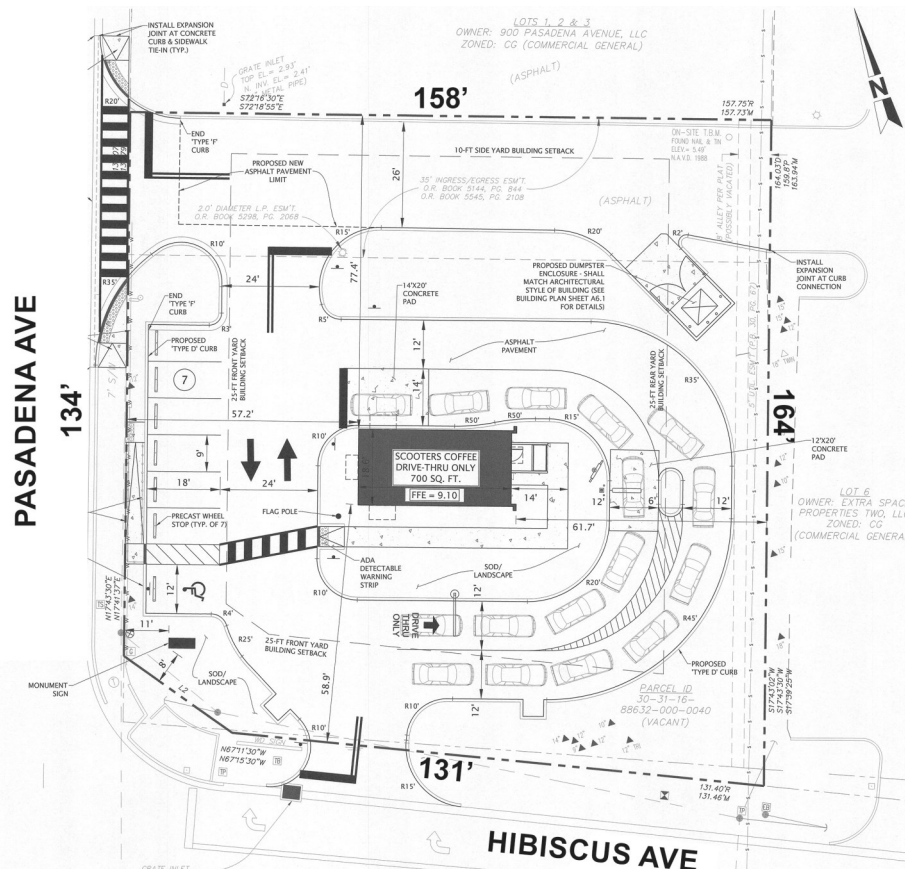
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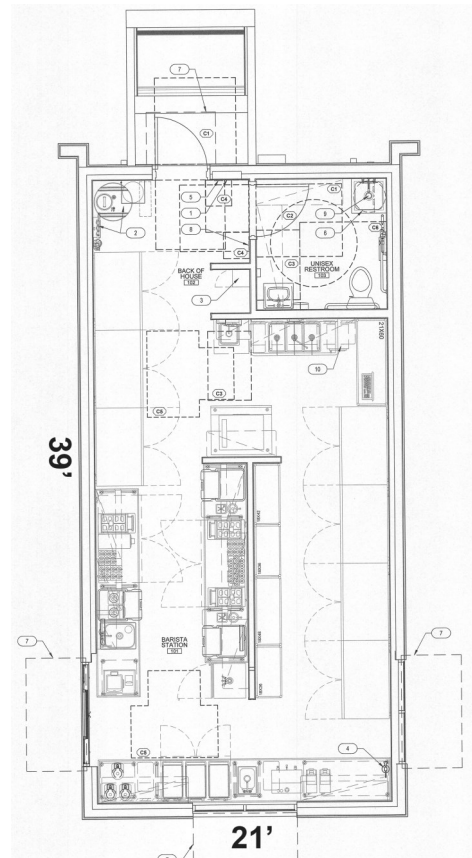




SITE PLAN



FLOOR PLAN



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