

FOR SALE > OFFICE SPACE

\$689,000

100% LEASED - NEWLY REMODELD OFFICE BUILDING IN EUSTIS ~\$58,000 NOI - 8.4% CAP

1980 PREVATT STREET, EUSTIS, FL 32726



Rick Gonzalez, CCIM, ALC, MSC
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225 West Main St
Tavares, FL 32778

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3960 SQFT NEWLY REMODELED OFFICE BUILDING IN EUSTIS

1980 Prevatt Street, Eustis, FL 32726



OFFERING SUMMARY

Sale Price:	\$689,000
Cap Rate:	8.4%
Lot Size:	0.63 Acres
Year Built:	1997
Building Size:	3,960 SF
Renovated:	2018
Zoning:	RP
Price / SF:	\$173.99

PROPERTY OVERVIEW

100% leased, newly remodeled office building in an established professional office park. A National credit tenant occupies 3280 sq. ft. and a local counseling group leases the remaining 700 sq. ft.

PROPERTY HIGHLIGHTS

- 100% leased - ~\$58,000 NOI
- Completely remodeled in 2018!
- Convenient location near FL Hospital Waterman

ID#: 390915



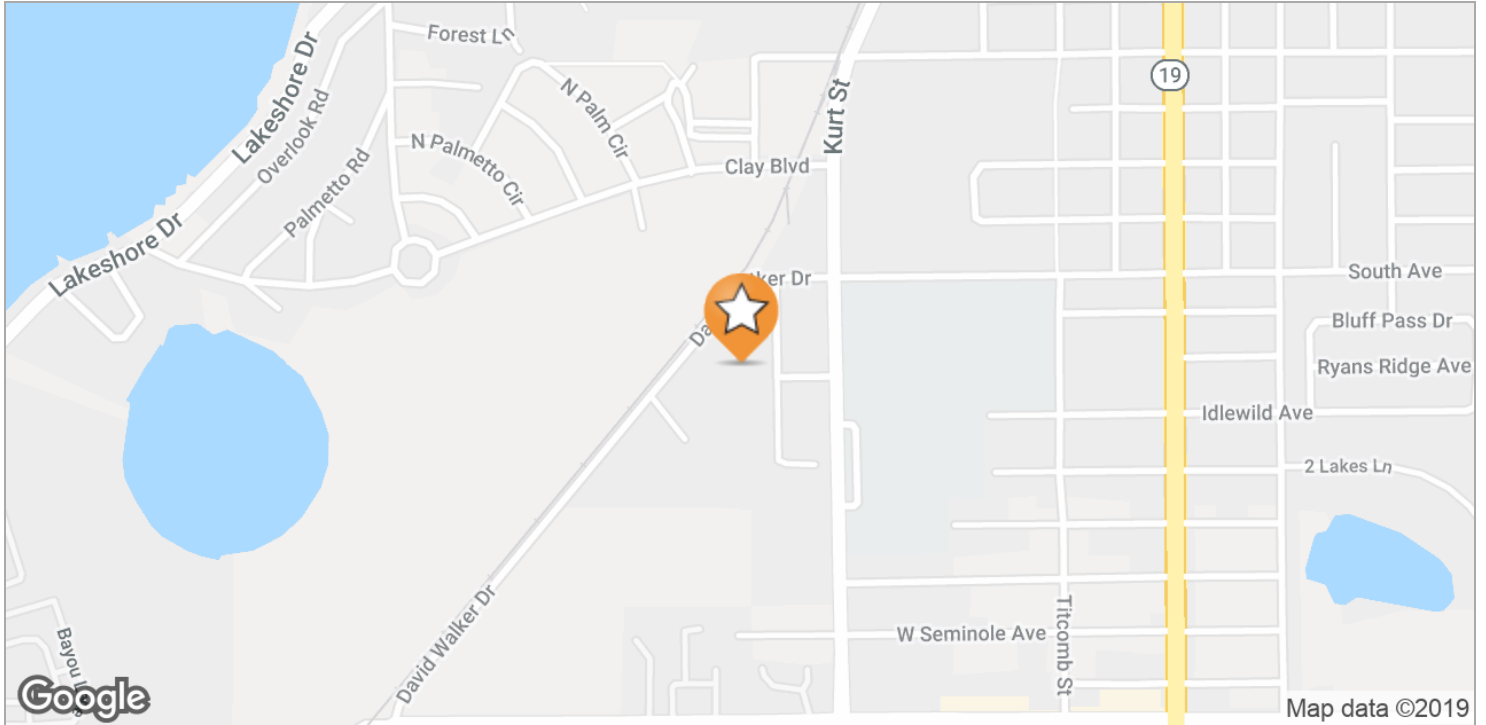
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Location Maps

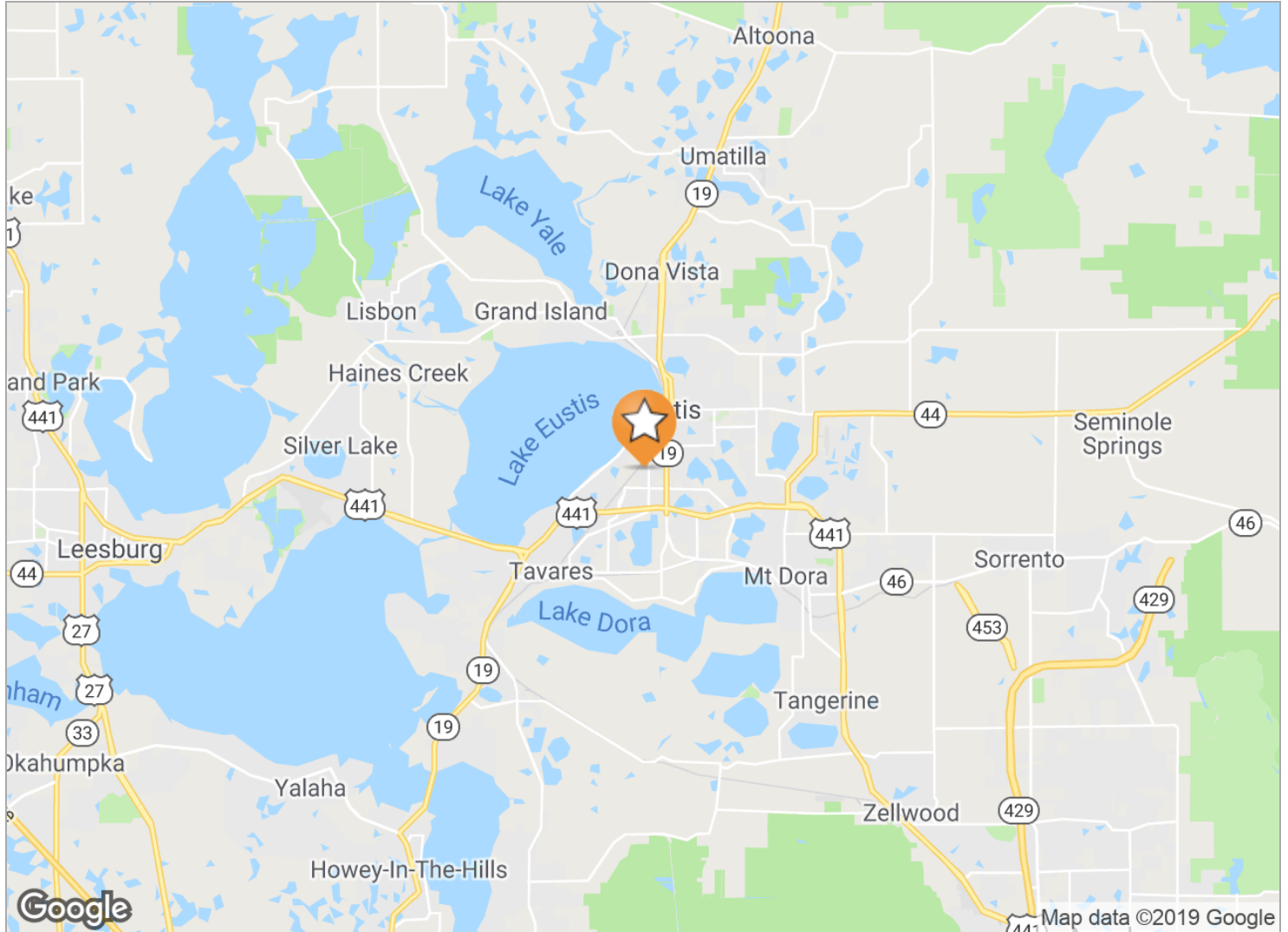
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LOCATION DESCRIPTION

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

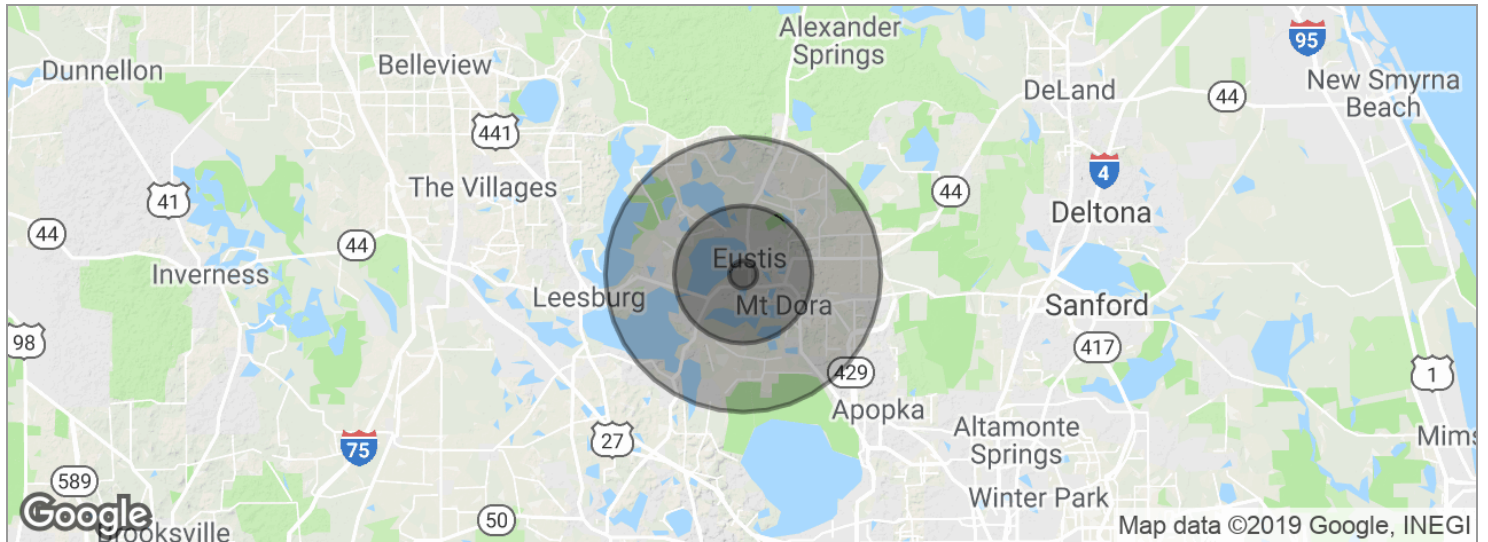
DRIVING DIRECTIONS

From Hwy. 441 and Kurt Street in Eustis, travel North on Kurt to Jennings (across from Vocational Technical College); travel West on Jennings to

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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.

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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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