corner outparcel near uf health

Subject Property

SPACE AVAILABLE
2,072 SF

SITE SIZE
0.59 AC

TAX ID
15620-001-000

- Rare opportunity to lease retail space across from the VA Hospital, and UF Health at Shands expansion site.

- The subject site is available for ground lease at $120,000 per year. Landlord will deliver existing structure in vanilla box condition and drive-thru to spec per current land zoning.

- Free-standing building on a signalized hard corner.

- The existing building can be remodeled. Build-to-suit options are also available. Drive through potential exists. Site is available for ground lease to national, credit tenants.

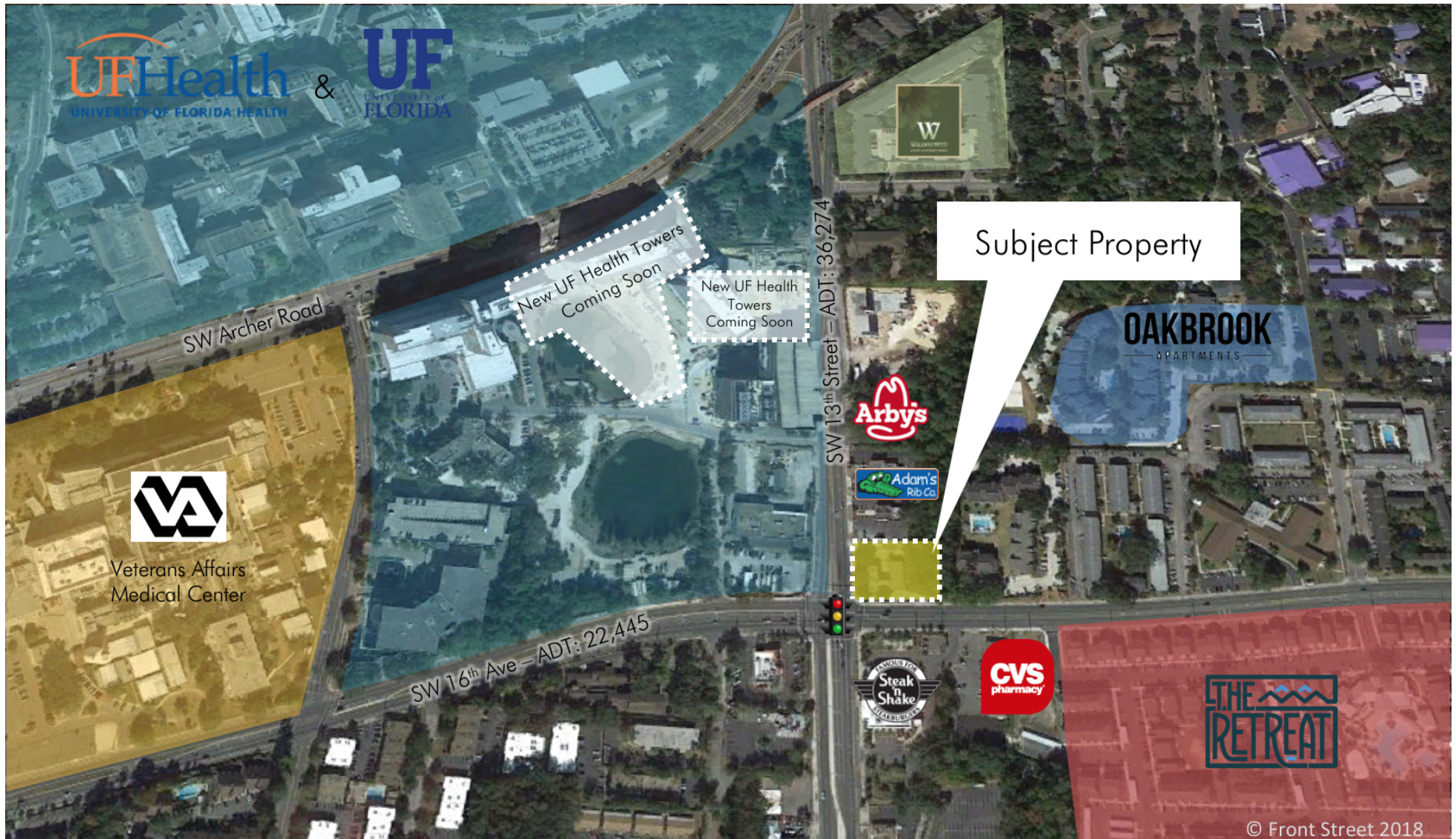|	
ground lease	**$120,000/yr**
build-to-suit	**available**
zoning	**U9**
use	**retail**

corner outparcel near uf health

SW 13th Street – ADT: 36,274

130'±

6

7

EXISTING BUILDING
2,125 SQFT

SW 16th Ave – ADT: 22,445

F FRONT STREET®
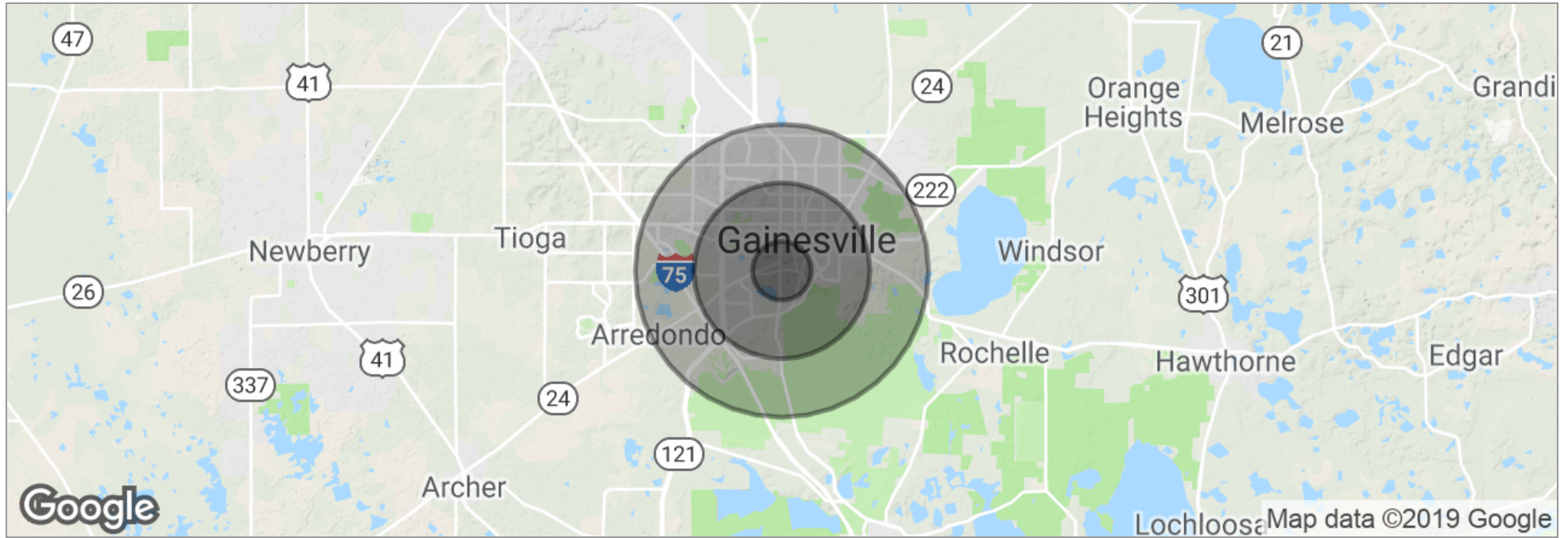BROKERAGE • PROPERTY MANAGEMENT • INSURANCE

corner outparcel near uf health

About UF Health Shands

- The new UF Heath Shands towers will be for cardiovascular and neurological purposes and will house 216 beds, including 120 intensive care unit beds and 20 operating rooms

- A bridge will connect the new hospital with the Cancer Hospital

- UF Health ranks in the top 50 nationally for Cardiovascular, Neurology and Neurosurgery

- The delivery date for the two towers is early 2018

- There will be an additional 600 parking spaces for these 2 new buildings

- 1,000 staff working for UF make over $200,000/year (as of 2013)

- In the college of medicine (staff) the average income is over $78,000/year

Demographics	1 mile	3 mile	5 mile
population	14,308	79,037	135,823
median age	22.6	23.9	25.5
income	$26,627	$37,296	$45,003

corner outparcel near uf health

	1 Mile	3 Miles	5 Miles
Total Population	17,038	76,903	135,888
Population Density	5,423	2,720	1,730
Median Age	21.8	25.4	28.4
Median Age (Male)	22.2	25.9	28.1
Median Age (Female)	21.4	25.1	28.7
Total Households	4,488	29,066	54,242
# of Persons Per HH	3.8	2.6	2.5
Average HH Income	$27,437	$36,307	$43,257
Average House Value	$126,434	$218,174	$196,556

* Demographic data derived from 2010 US Census

about front street

SPECIALIZED
We are a full service, commercial only firm, with decades of experience throughout Florida in brokerage, property management and insurance. This specialization and focus achieves superior results for our clients.

CONNECTED
We believe in the power of teams. Our comprehensive team approach gives our clients the benefit of an entire organization. Our comprehensive services and proactive marketing strategy keep us connected locally and regionally.

INVESTED
We are INVESTED in our community, clients and industry. We maximize our impact in the communities we serve through action. Our team volunteers time, resources and commission revenue to local, cause-related organizations.

OUR MISSION
To impact our community, clients, and industry by doing commercial real estate differently.

OUR VISION
To serve a select group of owners and users of commercial real estate by leverageing the experience of our specialized, collaborative team and to impact our community through investment in cause-related organizations.

OUR CORE VALUES
Be INVESTED, Challenge the Status Quo, Promote Creativity and Fun, Family First, Promote Health and Balance, Believe in the Power of Teams, Know When to Say No, Manage Resources Wisely, Be Proud but Humble.

Follow Us on Twitter! | Like Us on Facebook! | Follow Us on LinkedIn! | Follow Us on Instagram! | Follow Us on Google+! | Subscribe to Our YouTube Channel! | Subscribe to Our Newsletter! | Visit Our Blog!

Disclaimer:

F FRONTSTREET®
BROKERAGE · PROPERTY MANAGEMENT · INSURANCE