



**FOR SALE**  
**OFFICE SPACE**  
**\$689,000**

NEWLY REMODELED OFFICE IN EUSTIS

**1980 PREVATT STREET, EUSTIS, FL 32726**

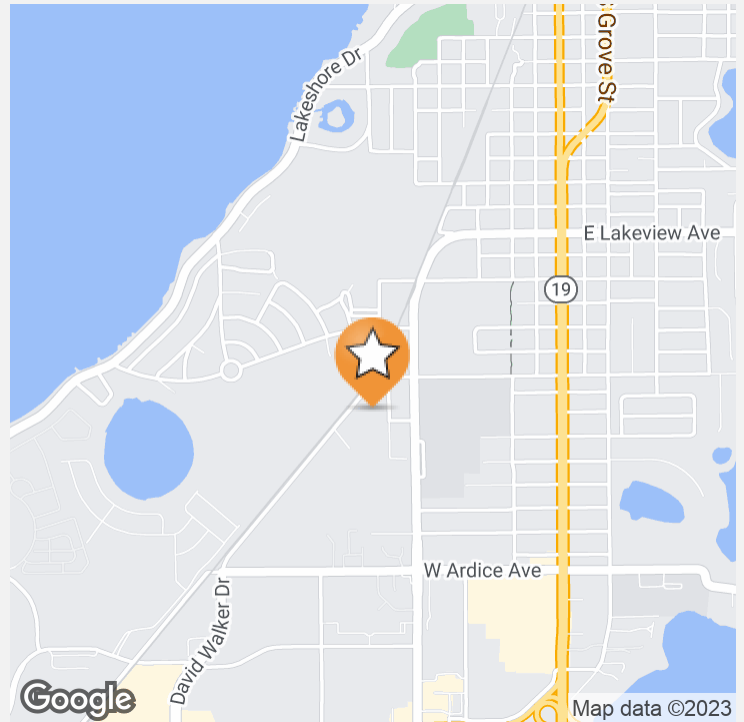


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## Executive Summary

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### OFFERING SUMMARY

<b>Sale Price:</b>	\$689,000
<b>Lot Size:</b>	0.5 Acres
<b>Building Size:</b>	3,960 SF

### PROPERTY OVERVIEW

This newly remodeled 3,960 +/- sq. ft. office building is conveniently located in an established professional office park. A local counseling group leases 700 sq. ft. in the rear, but can move out if the new owner needs the entire building. The building is designed so it's easily divisible into four distinct offices with four entrances, and four electric meters in place. At present, the 3,260 sq. ft. upfront is ready to move into as one space with multiple private offices. This is the perfect place to start the next chapter of your business!

### PROPERTY HIGHLIGHTS

- Completely remodeled in 2018!
- Convenient location near Advent Hospital Waterman

ID#: 1049261



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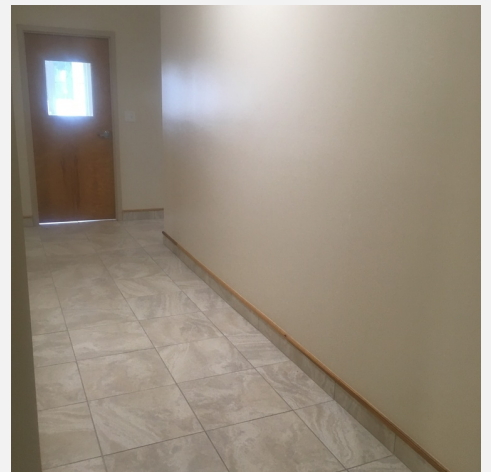


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Additional Photos

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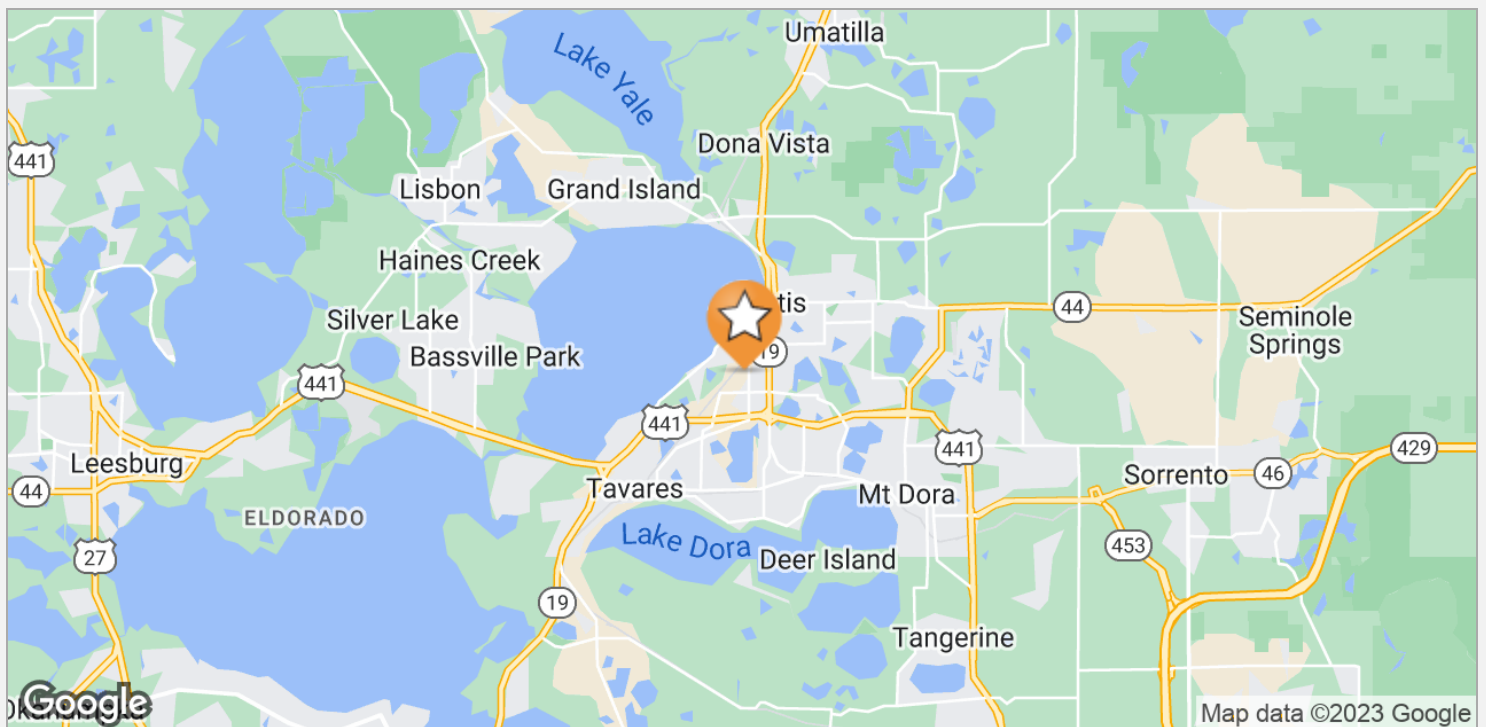
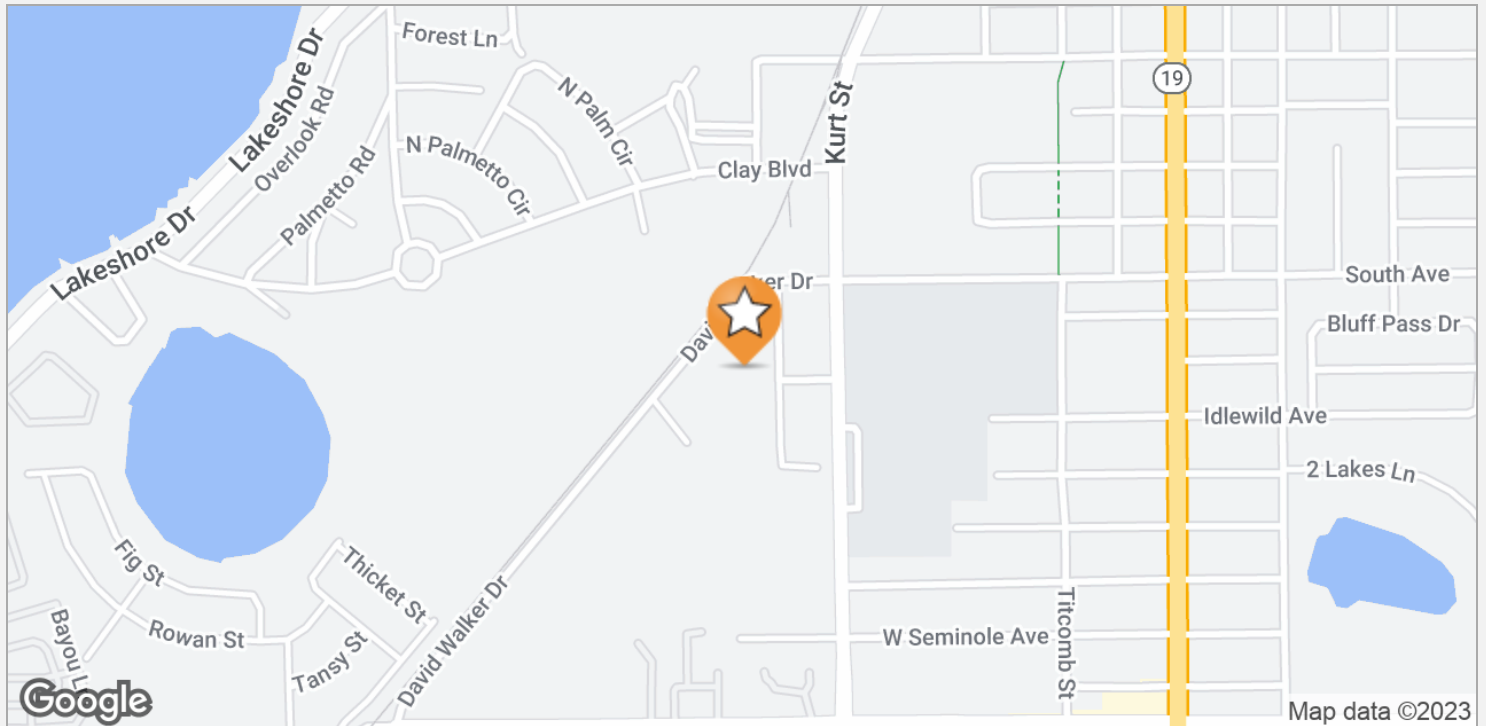
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Location Maps

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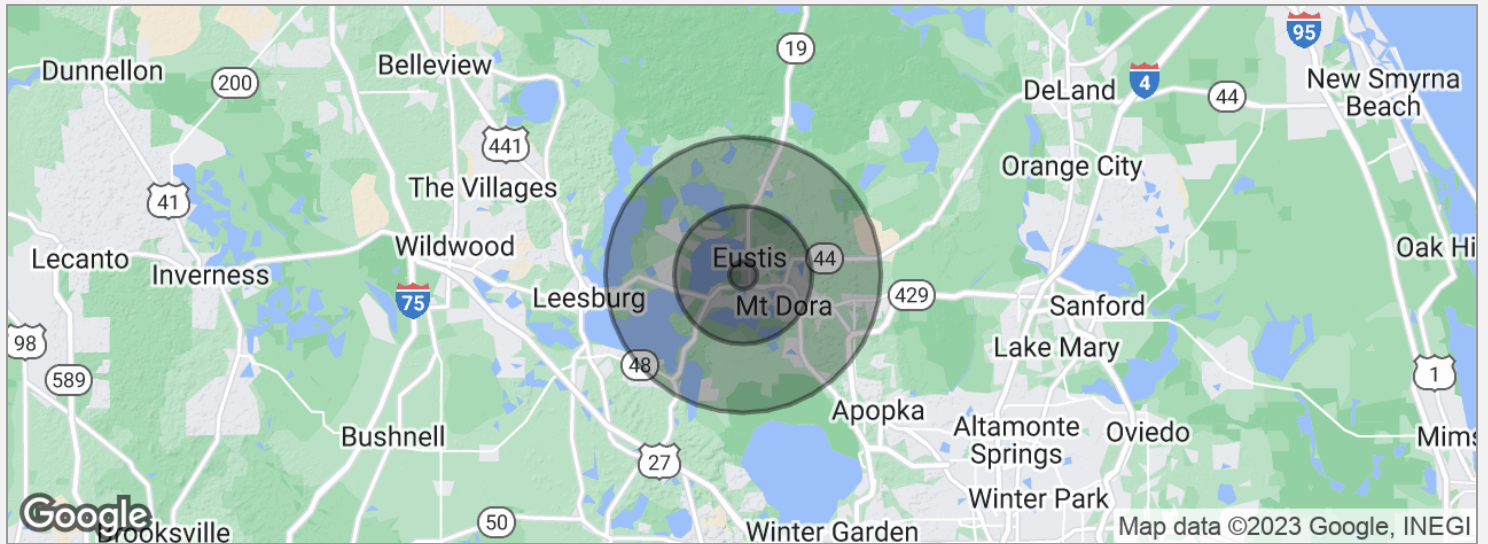


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## Demographics Map

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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 2020 ACS - US Census

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## BEN CROSBY, CCIM, ALC

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## PROFESSIONAL BACKGROUND

Born in Tampa, Mr. Crosby believes in earning your trust and respect and his experience spans 39 years in real estate, agricultural investments, commercial and land management. He strives to excel by providing his clients and customers with honest, accurate and timely information in relation to the property they are seeking to buy or sell. Holding licenses throughout the country he is honored to serve as your Land Specialist. He currently resides in Winter Haven with his wife of 42 years and has three grown daughters and 17 grandchildren.

## EDUCATION

2021-2023 REALTORS Land Institute Budget & Finance Committee  
2016-2023 Member REALTORS Land Institute Education Committee  
2015-2016 Member CCIM Institute Governance Committee  
2014 Vice President CCIM Institute Region 8 (Florida & Puerto Rico)  
2013 President Florida CCIM Chapter  
2009-2014 Trustee, Florida REALTORS® Political Action Committee  
2013 Florida REALTORS PAC Hall of Fame  
Member East Polk, Greater Lake and Sumter County Assn of REALTORS  
Member Sarasota Manatee Assn and Orlando Regional Assn of REALTORS  
CCIM Designation (Certified Commercial Investment Member)  
ALC Designation (Accredited Land Consultant)  
Member, Central Florida Commercial Association of REALTORS®  
Member, Florida Gulf Coast Commercial Association of REALTORS®  
Member, Florida and Georgia Chapters Realtors Land Institute  
Member Georgia Association of Realtors & Atlanta Commercial Board of Realtors  
REALTORS® Land Institute Instructor: Land 101 Course, Agriculture Brokerage & Marketing Course,  
Site Selection Course and Land Investment Analysis Course, Subdivision Development Course

## MEMBERSHIPS & AFFILIATIONS

REALTORS® Land Institute 2020 Robert C. Meeks Distinguished Service Award  
Florida Realtors 2019 Commercial Achievement Award  
REALTORS® Land Institute Excellence in Instruction Award 2016, 2014, 2010  
REALTORS® Land Institute Land Realtor of America 2014  
Florida Chapter CCIM Hank Thompson Award 2014  
REALTORS® Land Institute Florida Land Realtor of the Year 2010

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