

EXECUTIVE SUMMARY

• 1412 Memorial Dr. Avon Park, FL 33825



OFFERING SUMMARY

Available SF: 900 SF

Lease Rate: \$15.00 SF/yr
(\$4.00/SF NNN)

Lot Size: 0.59 Acres

Building Size: 3,060 SF

Zoning: C4

PROPERTY OVERVIEW

End-cap space next to convenience store
Façade signage available
Easy Access
High Visibility

LOCATION OVERVIEW

SE corner of Main St and Memorial Dr.
Directly on Main St, the main east/west of Avon Park
3 minutes from US Highway 27 N
0.3 miles from Avon Park High School

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Information contained herein has been obtained through sources deemed reliable but cannot be guaranteed as to its accuracy. A purchaser or lessee is expected to verify all information to his/her own satisfaction. Zoning information subject to change and not warranted. Always confirm current requirements with local governing agencies.

ADDITIONAL PHOTOS

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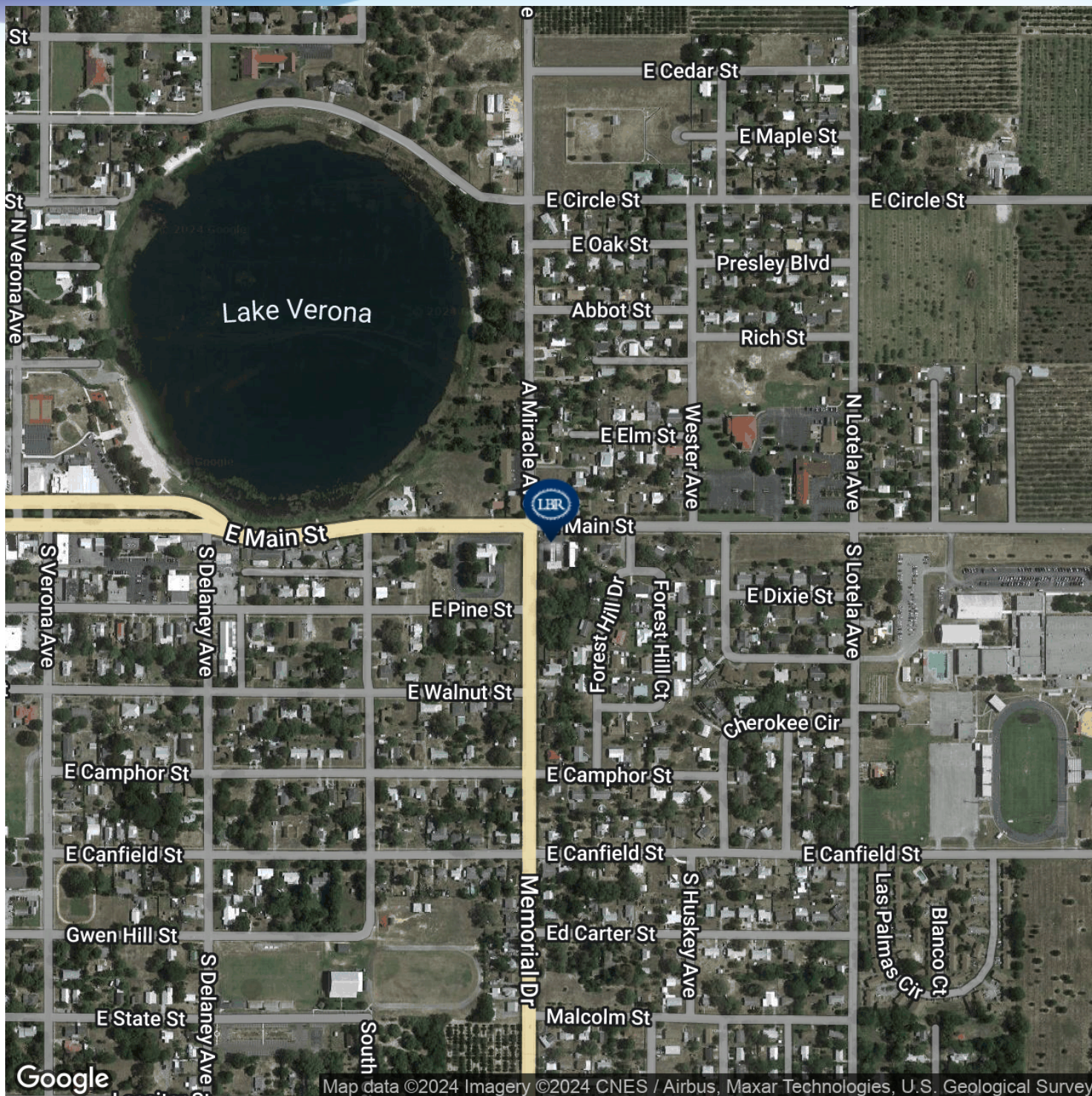
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LOCATION MAP

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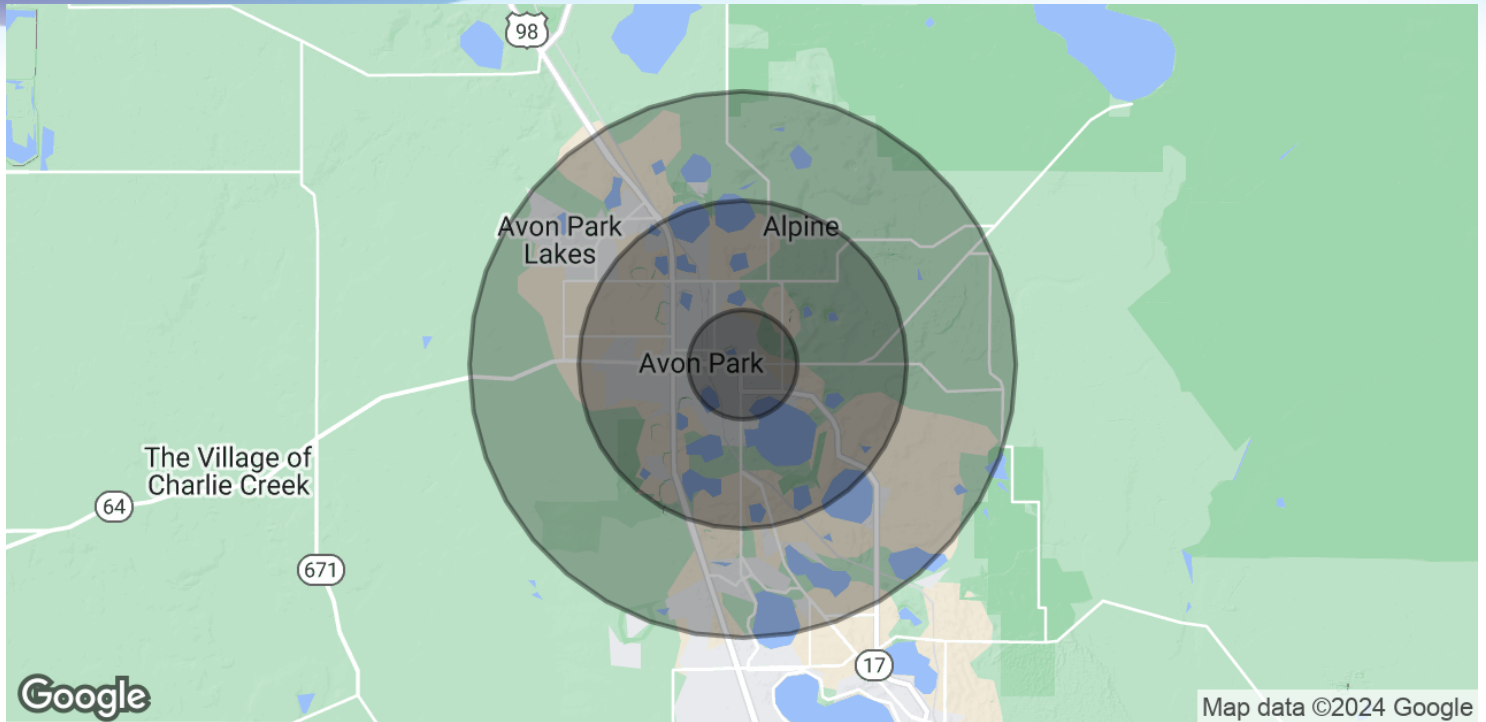
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DEMOGRAPHICS MAP & REPORT

• 1412 Memorial Dr. Avon Park, FL 33825



POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	3,340	13,822	29,849
Average Age	32.7	42.7	47.8
Average Age (Male)	27.4	41.6	47.2
Average Age (Female)	39.0	45.1	49.2

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,212	5,060	11,237
# of Persons per HH	2.8	2.7	2.7
Average HH Income	\$33,006	\$41,366	\$44,580
Average House Value	\$130,252	\$137,508	\$138,517

* Demographic data derived from 2020 ACS - US Census

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