

OFFICE FOR SALE

OFFICE BUILDING

811 N Mills Avenue, Arcadia, FL 34266



SALE PRICE:	\$99,900
LOT SIZE:	0.48 Acres
BUILDING SIZE:	1,059 SF
BUILDING CLASS:	C
YEAR BUILT:	1983
ZONING:	RPB
CROSS STREETS:	E Gibson Ave

PROPERTY OVERVIEW

1024 SF Office building being offered for sale. Space is currently being used as a medical office with a lease in place. Property includes a waiting room, receptionist office, ADA bathroom, 2 offices with the possibility of a 3rd and another small office space with a sink. The interior is in very good condition.

PROPERTY FEATURES

- Just .3 miles to DeSoto Memorial Hospital
- Waiting Room
- Receptionist Area
- ADA Bathroom
- 2 Full-Size Offices
- Third Small Office w/ Sink
- Open Area
- Close to Restaurants, Gas Stations, Banks and Retail Shops

KW COMMERCIAL
1675 W. Marion Ave.,
Suite 112
Punta Gorda, FL 33950

HEATHER RIDEOUT
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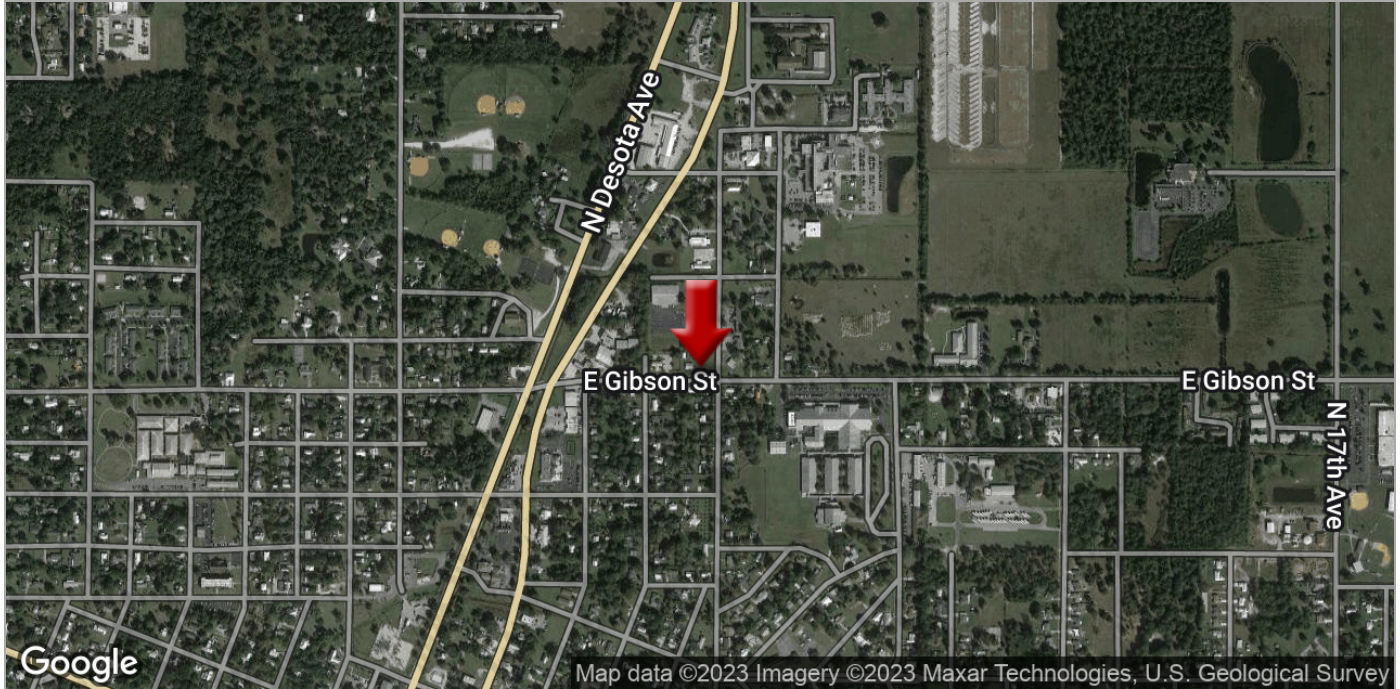
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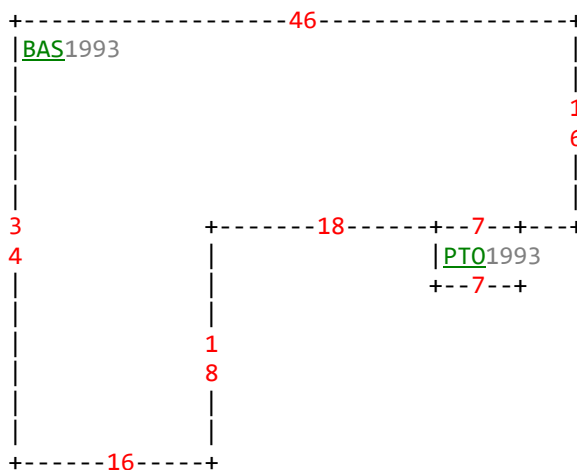
DeSoto County Property Appraiser

PARCEL: 30-37-25-0168-00F0-0160 - PROFESSION (001900)

Name	COMPERE LOUIS & MARIE P R
Site Addr	811 N MILLS AVE
Mailing	2186 WILLOUGHBY ST PORT CHARLOTTE, FL 33980-0000
Description	GILCHRISTS & BALDWINS SUB LOTS 16 & 18 BLK F INST:201514005246

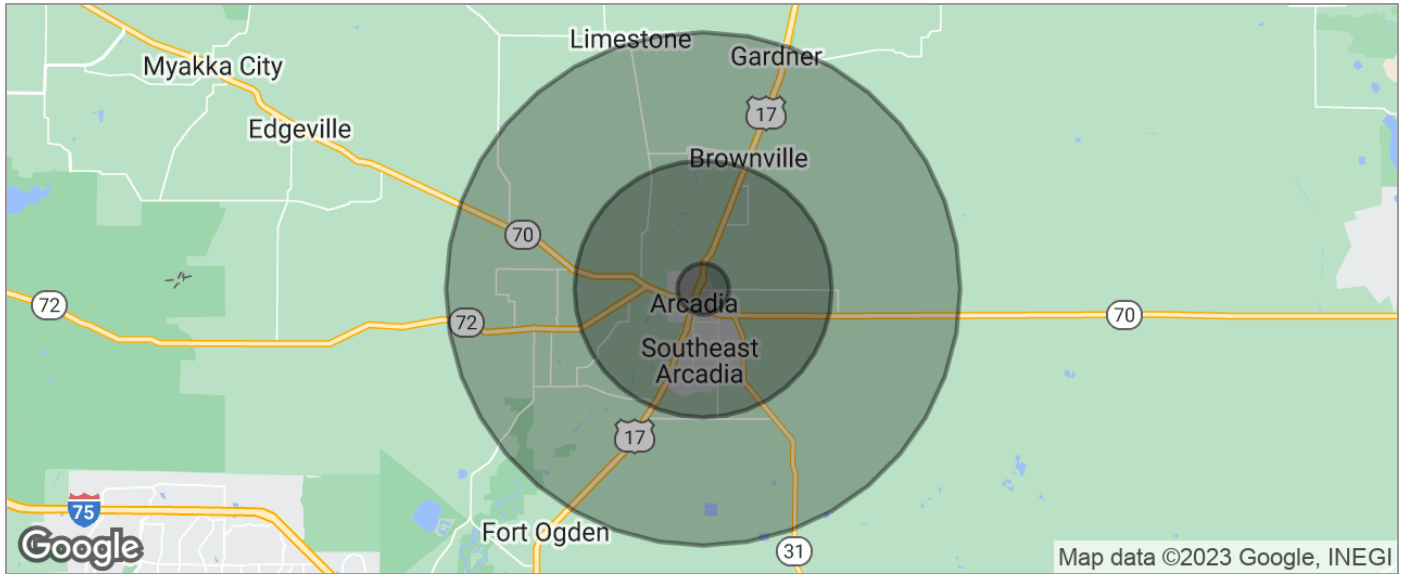
Bldg Item	Bldg Desc	Year Blt	Heated S.F.	Actual S.F.	Bldg Value
1	OFFICE MED (005200)	1983	1024	1059	\$37,675.00

FIELD CK: 10/29/2012 KG
LOC: 811 MILLS AVE N ARCADIA



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POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	2,609	17,182	25,388
MEDIAN AGE	31.8	33.4	35.5
MEDIAN AGE (MALE)	30.7	32.9	34.8
MEDIAN AGE (FEMALE)	35.9	35.5	37.7
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	791	5,240	7,660
# OF PERSONS PER HH	3.3	3.3	3.3
AVERAGE HH INCOME	\$45,427	\$41,820	\$43,856
AVERAGE HOUSE VALUE	\$164,378	\$137,212	\$154,379
RACE	1 MILE	5 MILES	10 MILES
% WHITE	68.9%	69.8%	73.7%
% BLACK	18.2%	21.1%	16.3%
% ASIAN	1.2%	0.5%	0.4%
% HAWAIIAN	0.0%	0.1%	0.1%
% INDIAN	1.0%	0.4%	0.3%
% OTHER	10.4%	7.3%	7.6%
ETHNICITY	1 MILE	5 MILES	10 MILES
% HISPANIC	35.2%	34.2%	32.3%

* Demographic data derived from 2020 ACS - US Census

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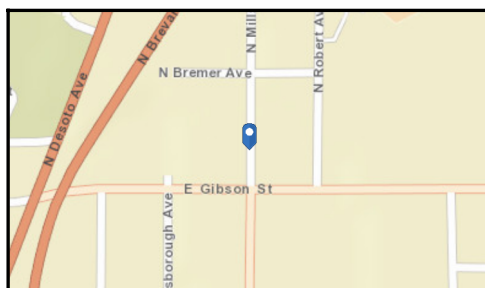
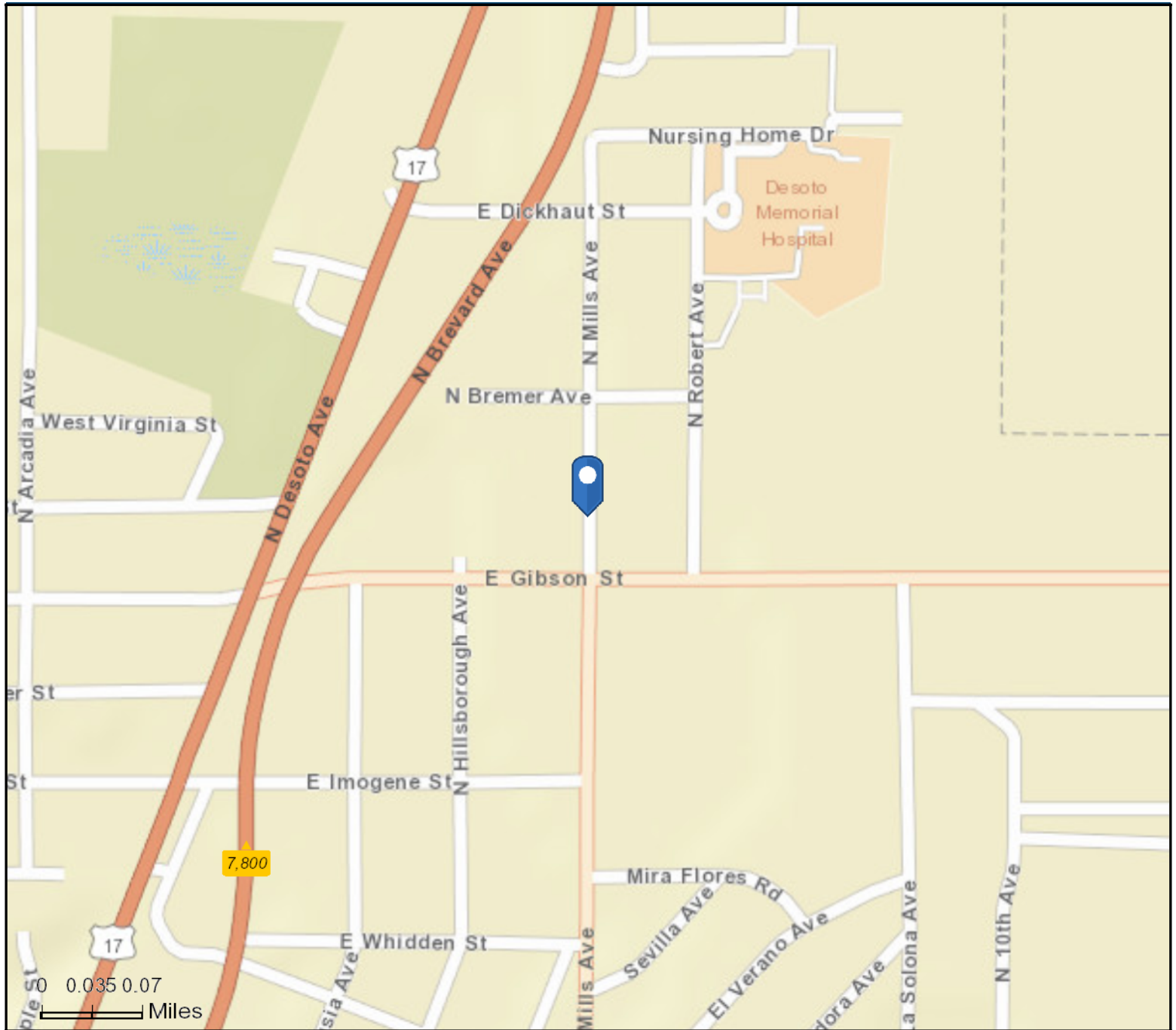
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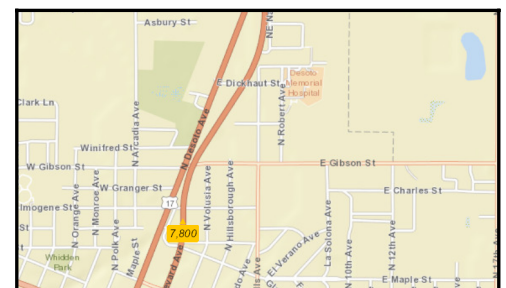
Traffic Count Map - Close Up

811 N Mills Ave, Arcadia, Florida, 34266
Rings: 5, 10, 15 mile radii

Prepared by Esri
Latitude: 27.22435
Longitude: -81.85290



Average Daily Traffic Volume
 ▲ Up to 6,000 vehicles per day
 ▲ 6,001 - 15,000
 ▲ 15,001 - 30,000
 ▲ 30,001 - 50,000
 ▲ 50,001 - 100,000
 ▲ More than 100,000 per day



Source: ©2017 Kalibrate Technologies

June 06, 2018



Traffic Count Profile

811 N Mills Ave, Arcadia, Florida, 34266
Rings: 5, 10, 15 mile radii

Prepared by Esri
Latitude: 27.22435
Longitude: -81.85290

Distance:	Street:	Closest Cross-street:	Year of Count:	Count:
0.32	N Brevard Ave	Imogene (0.06 miles S)	2005	7,800
0.62	N Brevard Ave	Hickory St (0.05 miles SW)	1997	12,000
0.66	E Hickory St	N Hillsborough Ave (0.05 miles SE)	2005	8,600
0.69	Hickory St	N Desoto Ave (0.01 miles SE)	2005	7,600
0.75	Robert Ave	N Oak St (0.03 miles S)	2005	11,500
0.78	Brevard Ave	Oak St (0.03 miles NE)	2005	7,700
0.82	E Magnolia St	Brevard Ave (0.03 miles NW)	2005	10,500
0.84	Magnolia St	W Magnolia St (0.00 miles NW)	2005	8,500
0.88	E Magnolia St	Robert Ave (0.02 miles W)	2005	12,500
0.92	S Brevard Ave	E Pine St (0.05 miles SW)	1997	10,500
0.93	N Brevard Ave	Brevard Ave (0.02 miles N)	2005	9,800
0.97	W Hickory St	Palm Ave (0.05 miles NW)	2005	7,300
1.04	S Brevard Ave	E Pine St (0.07 miles NE)	2005	7,000
1.07	W Magnolia St	Robinson Ct (0.04 miles NW)	2005	6,500
1.37	State Hwy 70	Polk Ave (0.29 miles E)	2005	18,400
1.71	US Hwy 17	Lou's Pl (0.02 miles S)	2005	13,400
1.73	Hog Bay Ave	State Hwy 31 (0.20 miles SE)	2005	5,700
1.73	State Hwy 70	State Hwy 31 (0.15 miles W)	2005	13,800
1.88	State Hwy 70	American Legion Dr (0.09 miles SE)	2005	13,500
2.13	US Hwy 17	Hammock Rd (0.18 miles NE)	2005	7,000
2.36	State Hwy 31	SE Ami St (0.16 miles N)	2005	3,900
2.37	State Hwy 72	State Hwy 70 (0.22 miles NE)	2005	6,500
2.53	State Hwy 70	36th Ave (0.15 miles NW)	1997	5,600
3.05	State Hwy 72	Co Rd 661 (0.14 miles NE)	2005	5,799
3.51	State Hwy 70	Gene's Little Acres Rd (0.04 miles W)	2005	6,400
4.69	US Hwy 17	Flanders St (0.05 miles SW)	2005	10,700
5.09	State Hwy 70	32nd St (0.02 miles NW)	2005	4,500
5.65	US Hwy 17	Bungalow St (0.20 miles NE)	2005	8,600
6.57	State Hwy 72	87th Ave (0.50 miles E)	2005	4,900
6.58	State Hwy 70	Gwynn Rd (0.23 miles E)	2005	5,900

Data Note: The Traffic Profile displays up to 30 of the closest available traffic counts within the largest radius around your site. The years of the counts in the database range from 2017 to 1963. Over 25% of the counts were taken between 2010 and 2017 and over 77% of the counts were taken between 2000 and 2017. Traffic counts are identified by the street on which they were recorded, along with the distance and direction to the closest cross-street. Distances displayed as 0.00 miles (due to rounding), are closest to the site. A traffic count is defined as the two-way Average Daily Traffic (ADT) that passes that location.

Source: ©2017 Kalibrate Technologies

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