



# FOR LEASE

**929 U.S. HIGHWAY 17 N  
FORT MEADE FL 33841**

**INDUSTRIAL | 14,975 SQFT**



**MELANIE KAYALEH**

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# PROPERTY SUMMARY

929 U.S. HIGHWAY 17 N  
FORT MEADE FL 33841

## OFFERING SUMMARY

BUILDING SIZE: 14,975 SF  
PRICE:  
NNN:

## PROPERTY OVERVIEW

Welcome to 929 US Highway 17 N, Fort Meade, FL 33841, a versatile commercial property perfect for light manufacturing, distribution, or other industrial applications. This well-maintained site offers:

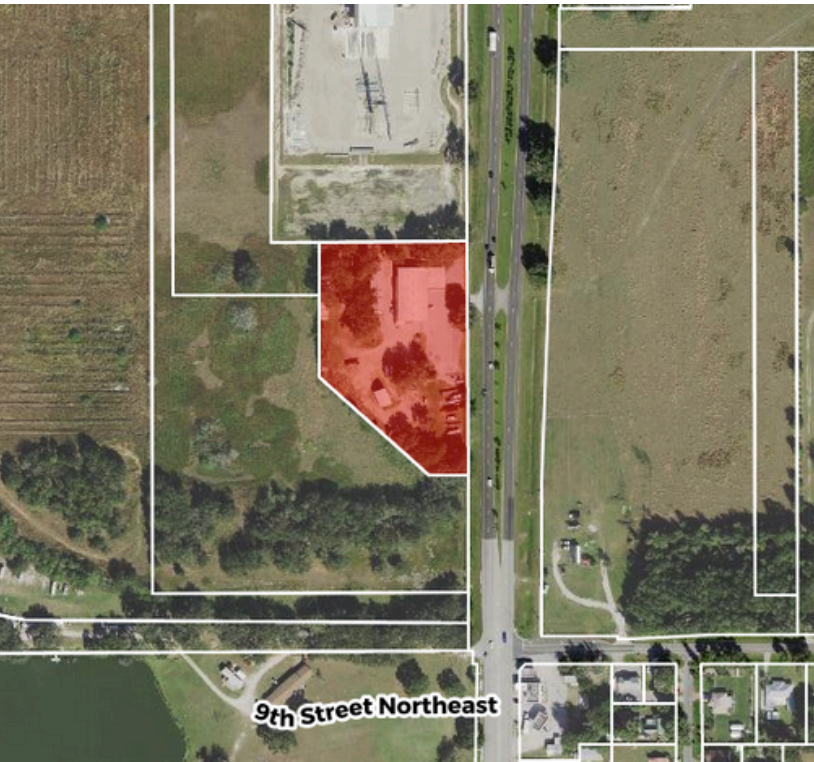
- Building Size: 14,975 square feet
- Features:
  - Three-phase power
  - New LED lighting throughout the office and warehouse
  - Freshly painted interiors and exteriors
  - Functional office layout with two bathrooms
  - Clean and organized warehouse with three doors in the main space and two in the adjacent section
  - On-site restroom for warehouse staff
- Exterior Highlights: A spacious open area suitable for outdoor operations or storage
- Construction: Built in 1974, with updates ensuring modern functionality and compliance

Located on a prominent highway, this property is easily accessible and well-positioned for a range of business activities



# PROPERTY PHOTOS

929 U.S. HIGHWAY 17 N  
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# PROPERTY PHOTOS

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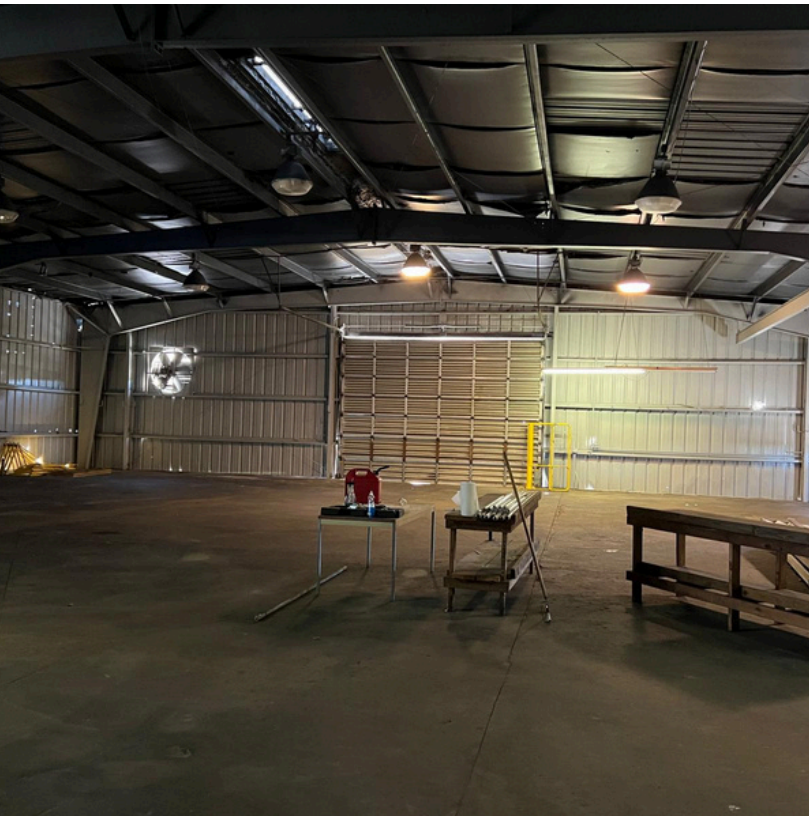
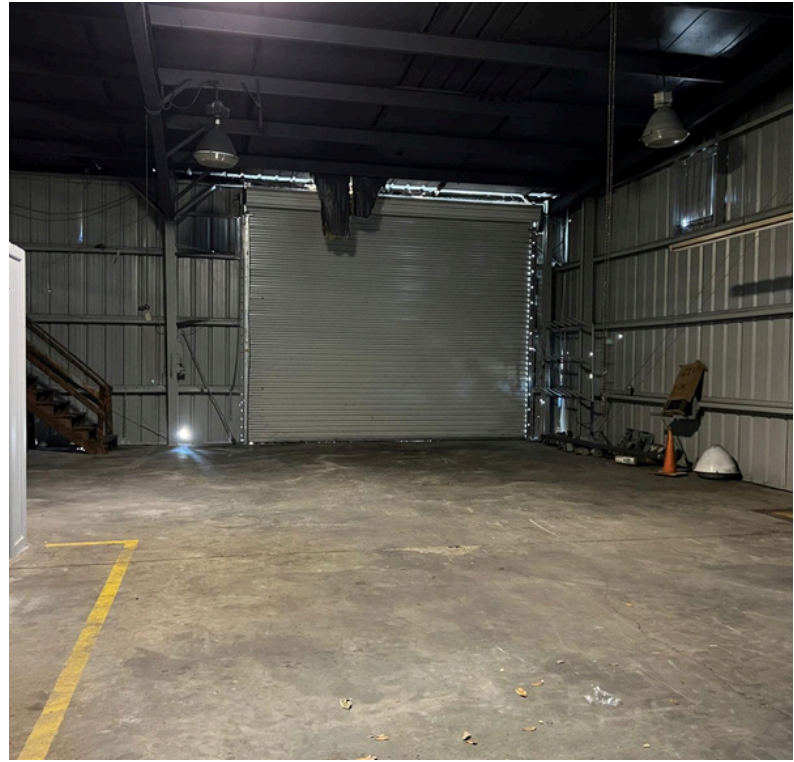
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# BUSINESS MAP

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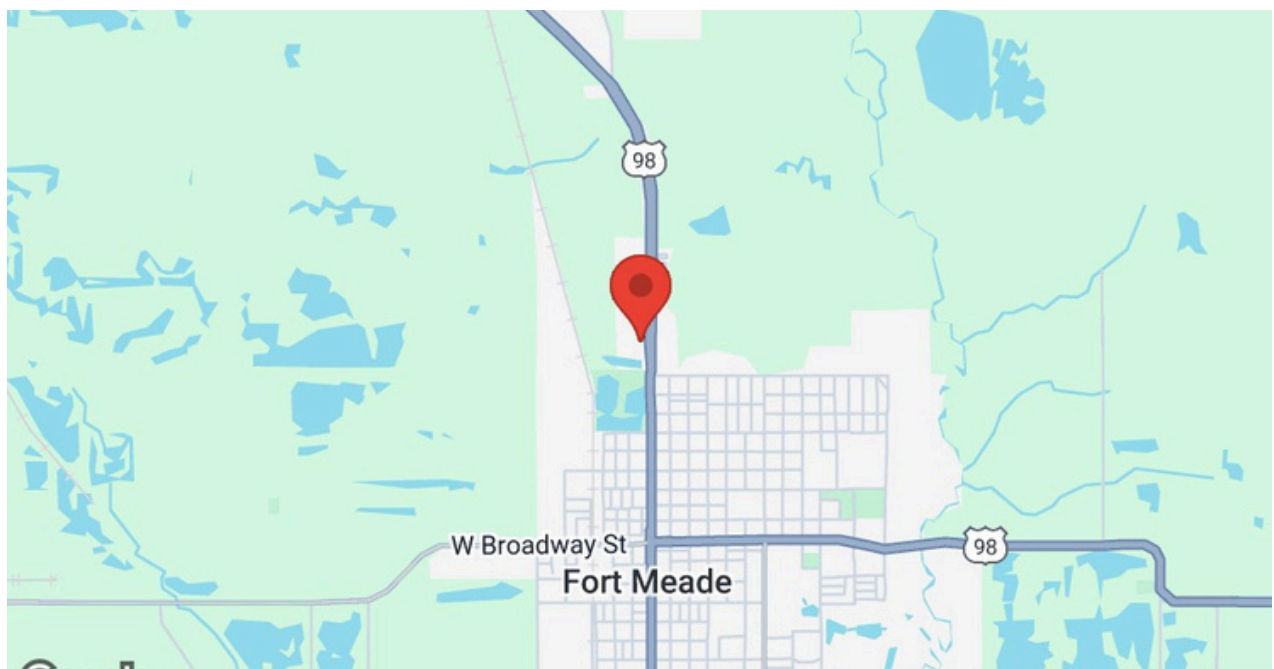
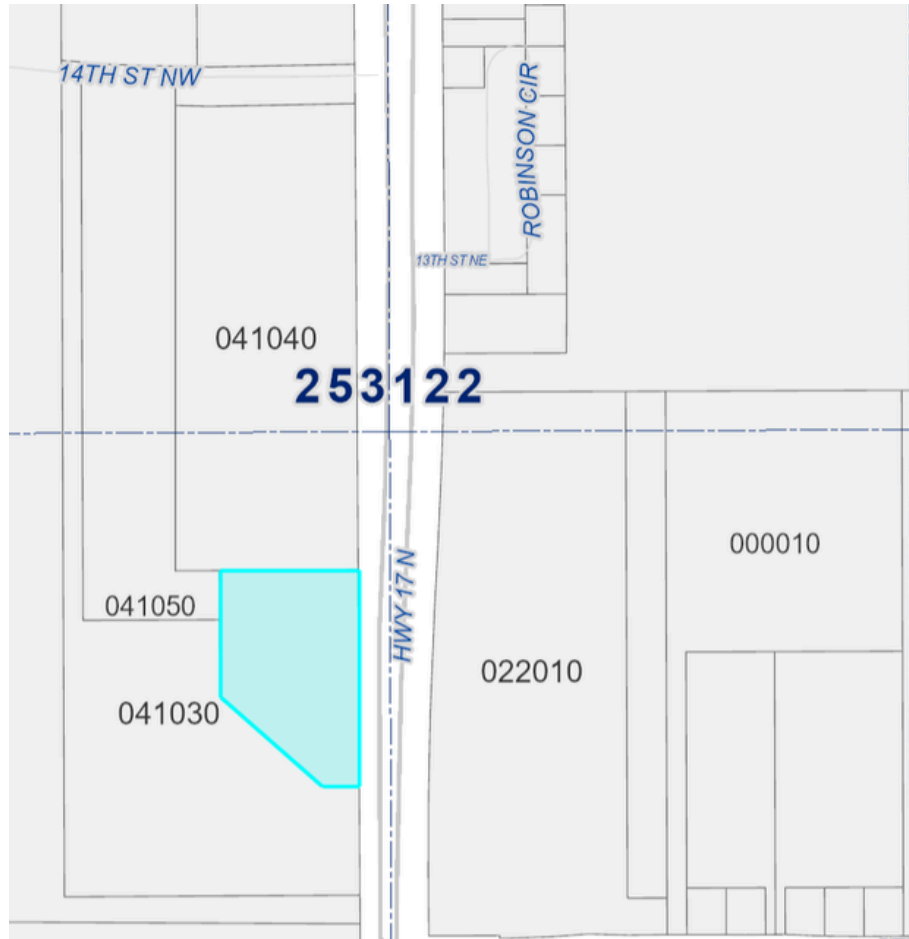
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# LOCATION/ AERIAL MAP

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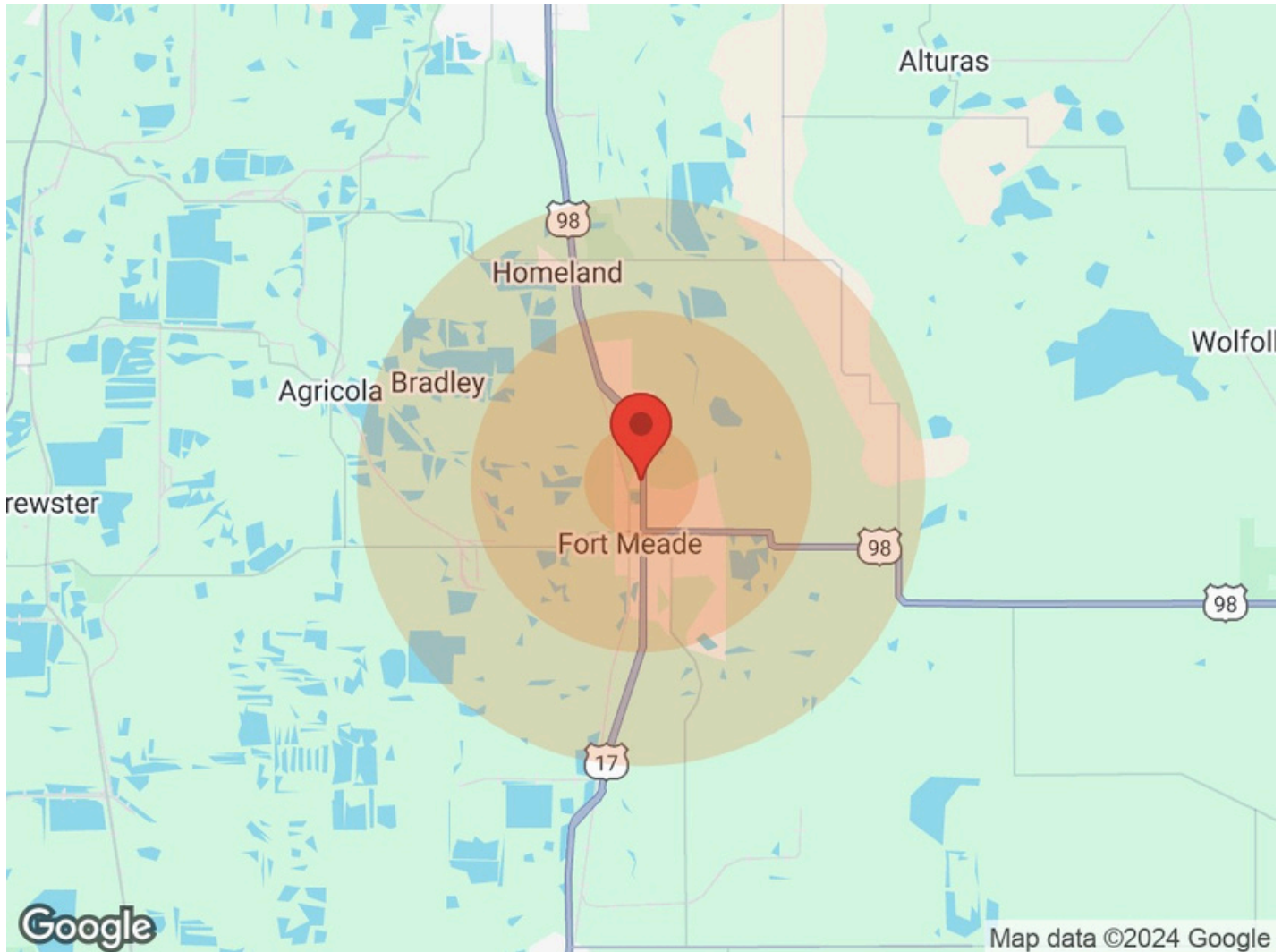


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# DEMOGRAPHICS

929 U.S. HIGHWAY 17 N  
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| Population       | 1 Mile | 3 Miles | 5 Miles |
|------------------|--------|---------|---------|
| Male             | 1,061  | 3,943   | 3,943   |
| Female           | 1,181  | 4,028   | 4,028   |
| Total Population | 2,242  | 7,971   | 7,971   |

| Age        | 1 Mile | 3 Miles | 5 Miles |
|------------|--------|---------|---------|
| Ages 0-14  | 476    | 1,802   | 1,802   |
| Ages 15-24 | 348    | 1,165   | 1,165   |
| Ages 25-54 | 793    | 2,744   | 2,744   |
| Ages 55-64 | 258    | 828     | 828     |
| Ages 65+   | 367    | 1,432   | 1,432   |

| Race         | 1 Mile | 3 Miles | 5 Miles |
|--------------|--------|---------|---------|
| White        | 1,974  | 6,233   | 6,233   |
| Black        | 117    | 967     | 967     |
| Am In/AK Nat | N/A    | 14      | 14      |
| Hawaiian     | N/A    | N/A     | N/A     |
| Hispanic     | 403    | 2,206   | 2,206   |
| Multi-Racial | 302    | 1,510   | 1,510   |

| Income              | 1 Mile   | 3 Miles  | 5 Miles  |
|---------------------|----------|----------|----------|
| Median              | \$58,686 | \$42,905 | \$42,905 |
| < \$15,000          | 116      | 284      | 284      |
| \$15,000-\$24,999   | 96       | 482      | 482      |
| \$25,000-\$34,999   | 69       | 397      | 397      |
| \$35,000-\$49,999   | 87       | 543      | 543      |
| \$50,000-\$74,999   | 222      | 574      | 574      |
| \$75,000-\$99,999   | 139      | 397      | 397      |
| \$100,000-\$149,999 | 49       | 108      | 108      |
| \$150,000-\$199,999 | 29       | 29       | 29       |
| > \$200,000         | 1        | 6        | 6        |

| Housing         | 1 Mile | 3 Miles | 5 Miles |
|-----------------|--------|---------|---------|
| Total Units     | 913    | 3,334   | 3,334   |
| Occupied        | 810    | 2,801   | 2,801   |
| Owner Occupied  | 595    | 2,111   | 2,111   |
| Renter Occupied | 215    | 690     | 690     |
| Vacant          | 103    | 533     | 533     |

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## FLORIDIAN REAL ESTATE GROUP

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## PRESENTED BY:

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