

# LEASE

## DEBARY SHARED OFFICE SPACE FOR LEASE

280 Dirksen Dr Debary, FL 32713



### PROPERTY DESCRIPTION

Shared Office space for lease. Select from one of two spaces for your Business needs. Lease space 1 offers 3 Offices with private restroom and front/rear entrances. Lease space 2 has a small office and a larger office with shared bathroom and kitchen area with front/rear entrances. Electric and Water included in Lease pricing.

### PROPERTY HIGHLIGHTS

- Located seconds away from Interstate 4
- Shared Office Space and Private Office Space available
- Electric and Water included in Rent
- Quiet location

### OFFERING SUMMARY

|                  |                                            |
|------------------|--------------------------------------------|
| Lease Rate:      | \$900.00 per month (Internet not included) |
| Number of Units: | 1                                          |
| Available SF:    | 500 SF                                     |
| Lot Size:        | 19,203 SF                                  |
| Building Size:   | 2,205 SF                                   |

| DEMOGRAPHICS      | 0.3 MILES | 0.5 MILES | 1 MILE   |
|-------------------|-----------|-----------|----------|
| Total Households  | 81        | 250       | 1,463    |
| Total Population  | 200       | 636       | 3,712    |
| Average HH Income | \$88,679  | \$85,577  | \$85,593 |

**Anthony Avila**

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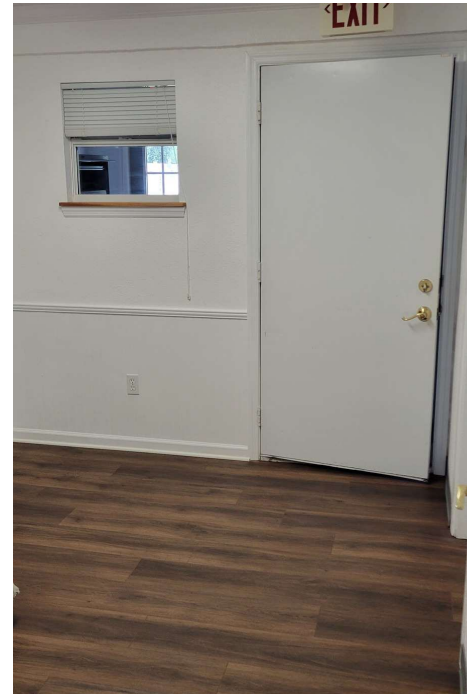


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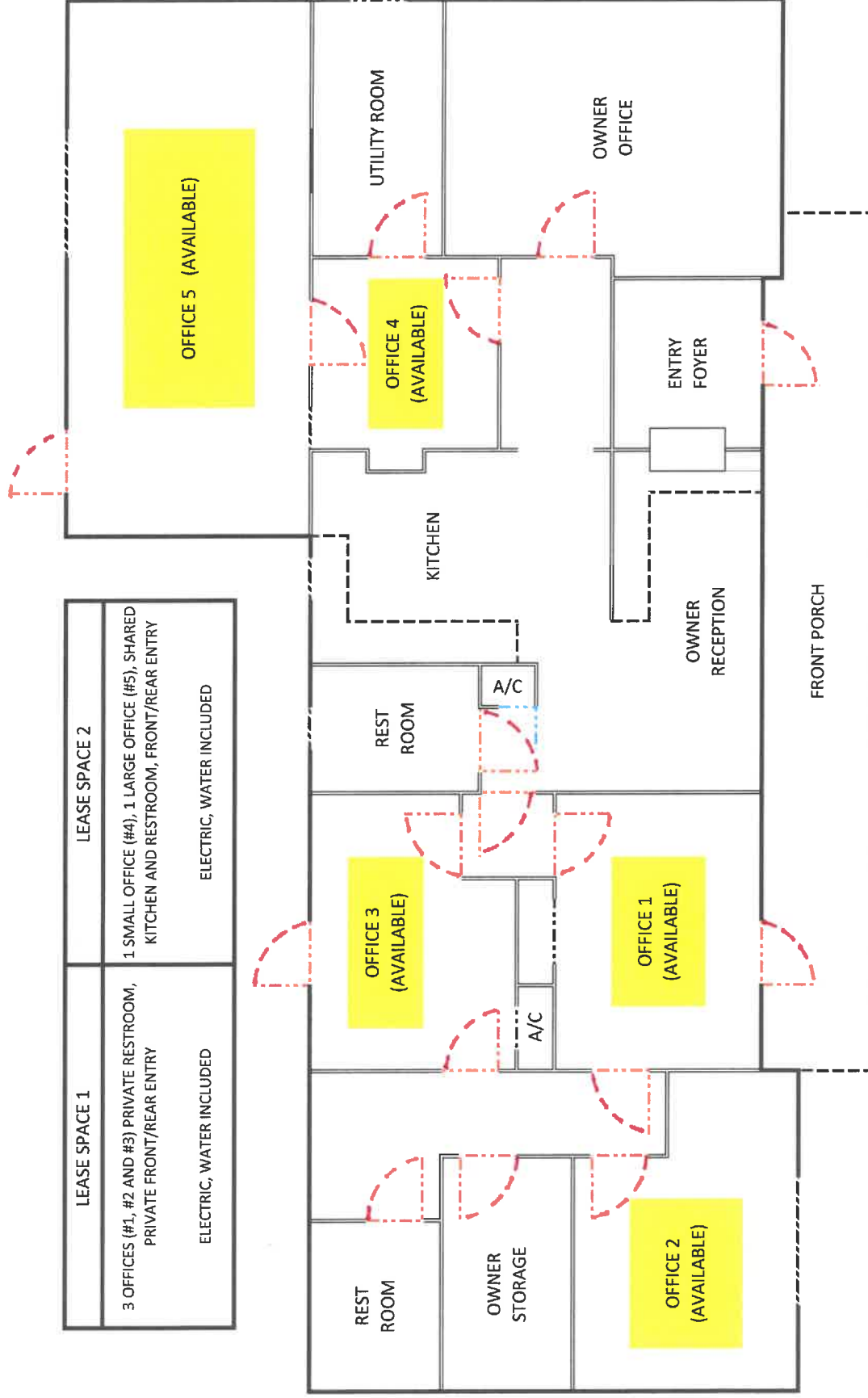
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280 DIRKSEN DRIVE

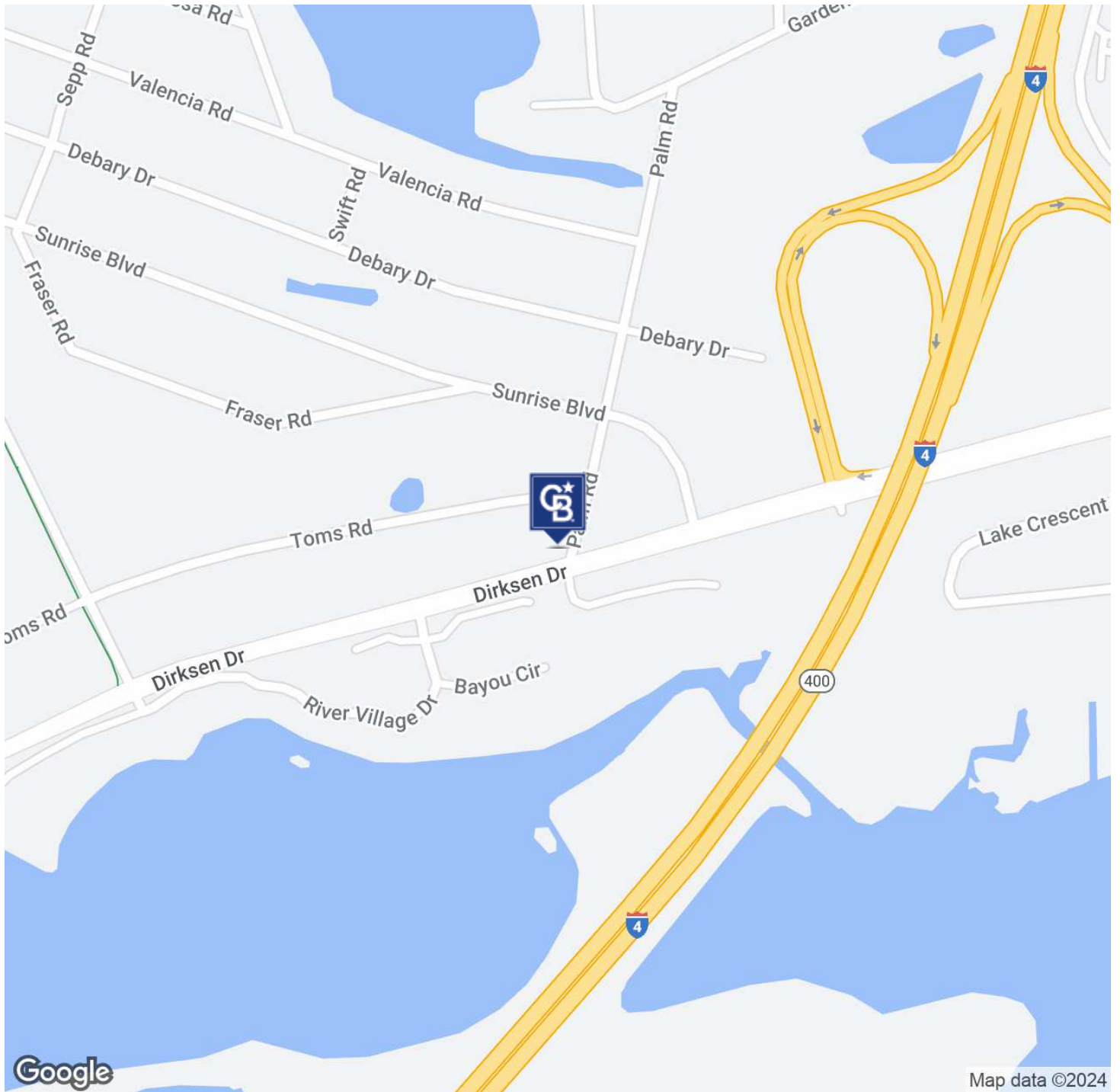
| LEASE SPACE 1                                                                                           | LEASE SPACE 2                                                                                                              |
|---------------------------------------------------------------------------------------------------------|----------------------------------------------------------------------------------------------------------------------------|
| 3 OFFICES (#1, #2 AND #3) PRIVATE RESTROOM,<br>PRIVATE FRONT/REAR ENTRY<br><br>ELECTRIC, WATER INCLUDED | 1 SMALL OFFICE (#4), 1 LARGE OFFICE (#5), SHARED<br>KITCHEN AND RESTROOM, FRONT/REAR ENTRY<br><br>ELECTRIC, WATER INCLUDED |



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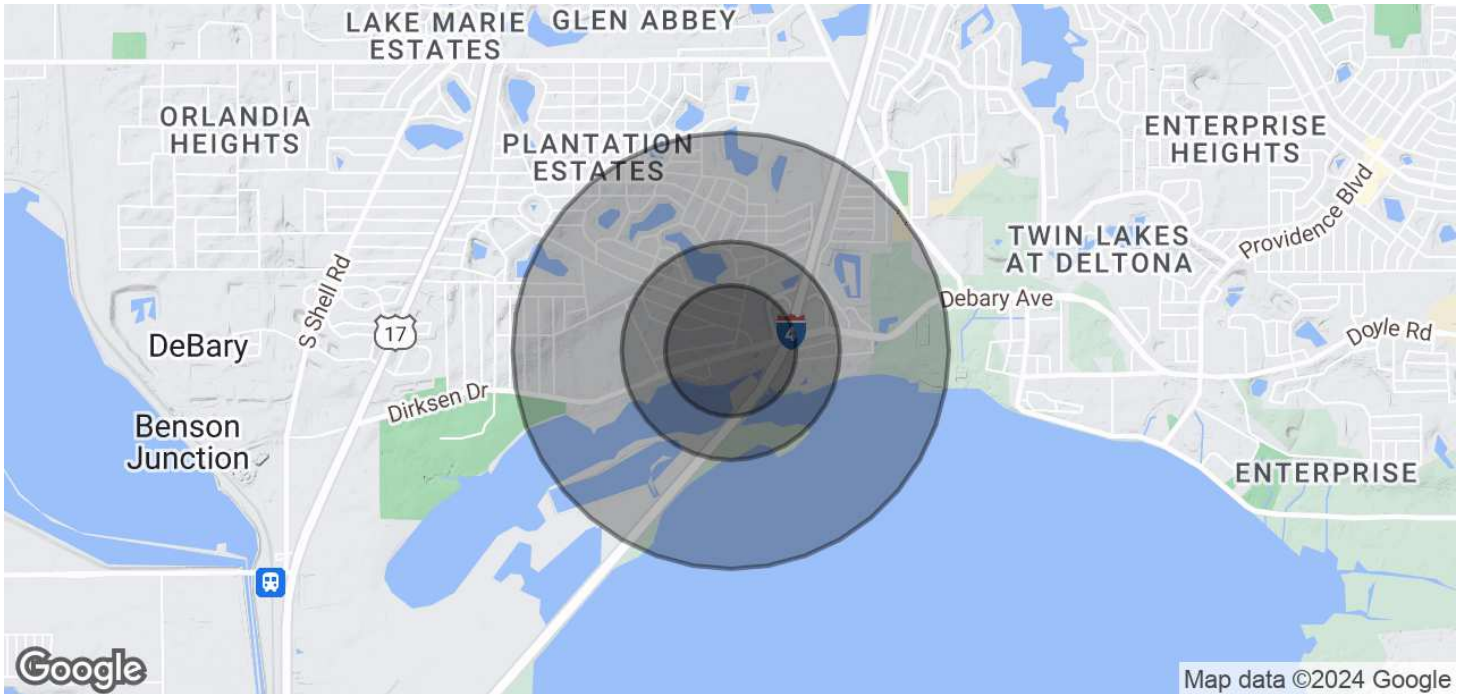


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### POPULATION

|                      | 0.3 MILES | 0.5 MILES | 1 MILE |
|----------------------|-----------|-----------|--------|
| Total Population     | 200       | 636       | 3,712  |
| Average Age          | 43        | 42        | 41     |
| Average Age (Male)   | 41        | 40        | 40     |
| Average Age (Female) | 44        | 44        | 43     |

### HOUSEHOLDS & INCOME

|                     | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total Households    | 81        | 250       | 1,463     |
| # of Persons per HH | 2.5       | 2.5       | 2.5       |
| Average HH Income   | \$88,679  | \$85,577  | \$85,593  |
| Average House Value | \$277,206 | \$282,044 | \$289,514 |

Demographics data derived from AlphaMap

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