

# LEASE

**598 ARMISTEAD BLVD**

598 Armistead Blvd Holt, FL 32564



## PROPERTY DESCRIPTION

2nd Floor Office space available in the Holt Industrial Park located minutes from the I-10 exit This property sits on a 5 acre, fenced lot with paved parking at the front entrance. The 3,065 sq ft space includes 6 Private Offices, 1 Conference Room, a Lobby Area and Kitchen along with 2 Restrooms. Utilities included in rent.

## PROPERTY HIGHLIGHTS

- Private Offices, Sprinkler System, Inside Holt Industrial Park, Close Proximity to I-10, Large Acreage for Parking Needs.

## OFFERING SUMMARY

Lease Rate:	\$9.50 SF/yr (MG)
Number of Units:	1
Available SF:	3,065 SF
Lot Size:	5 Acres
Building Size:	14,253 SF

DEMOGRAPHICS	1 MILE	10 MILES	30 MILES
Total Households	34	4,351	131,126
Total Population	90	12,597	339,485
Average HH Income	\$53,861	\$57,377	\$65,778

**Melissa Simpson**  
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**COLDWELL BANKER**  
**COMMERCIAL**  
**REALTY**

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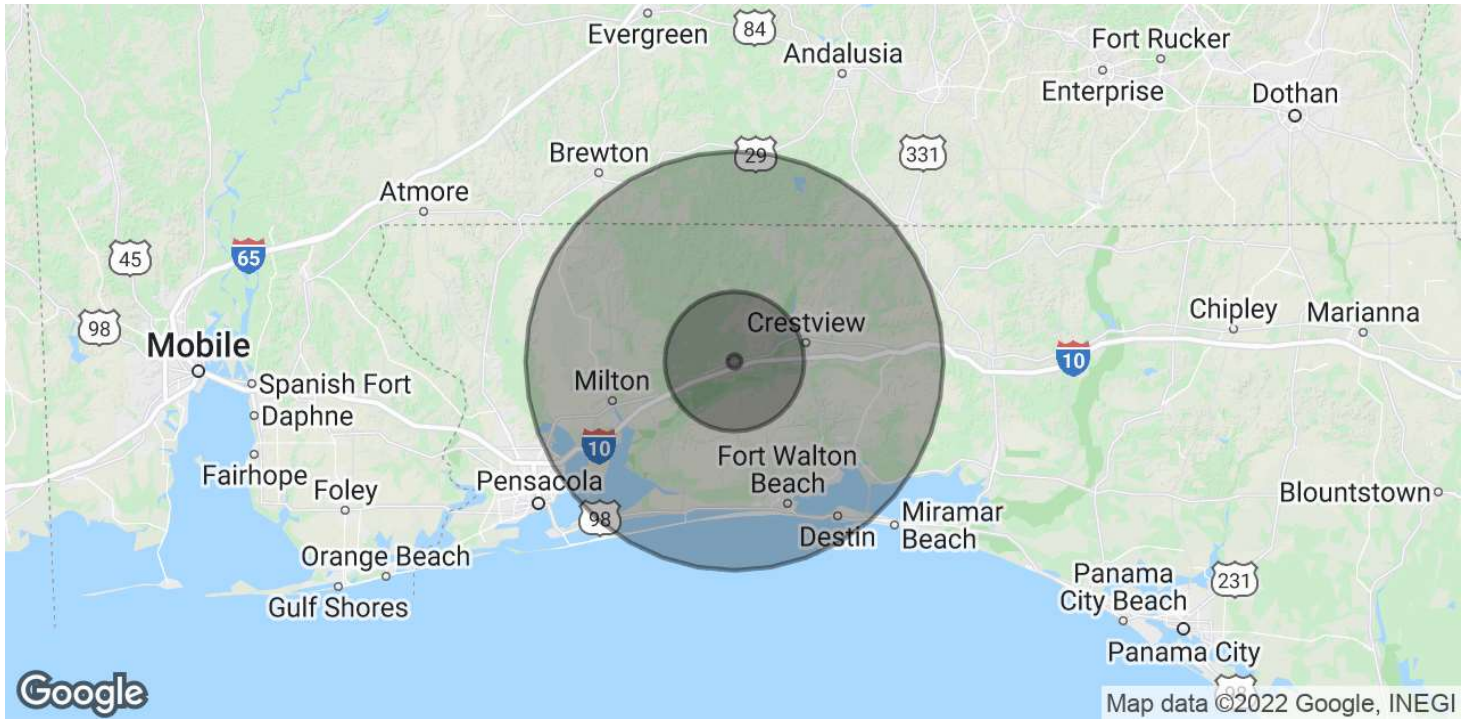
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POPULATION	1 MILE	10 MILES	30 MILES
Total Population	90	12,597	339,485
Average Age	37.6	34.0	37.6
Average Age (Male)	37.7	34.4	36.7
Average Age (Female)	37.0	33.6	39.0

HOUSEHOLDS & INCOME	1 MILE	10 MILES	30 MILES
Total Households	34	4,351	131,126
# of Persons per HH	2.6	2.9	2.6
Average HH Income	\$53,861	\$57,377	\$65,778
Average House Value	\$202,194	\$172,021	\$230,913

\* Demographic data derived from 2010 US Census

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