

MEDICAL OFFICE AVAILABLE

SEBASTIAN MEDICAL OFFICE

13050 US Hwy 1 | Sebastian, FL 32958

PROPERTY	Medical Office
TOTAL SPACE AVAILABLE	5,587 SF
RENTAL RATE	\$22.00/SF NNN



PROPERTY HIGHLIGHTS

- > 5,587 sf Medical Office Building
- > Prime Location on US Hwy 1; Sebastian, FL
- > Proximity to Major Healthcare Provider: only 1 mile from Orlando Health
- > This Healthcare Corridor Includes: Pulmonologists, Dialysis Center, Orthopaedic Specialists, Primary Care Providers, Urgent Care Facilities, and so much more.
- > Spacious Layout: includes numerous exam rooms, private offices, bathrooms, kitchen.
- > Specialized Space: 1,400 sf dedicated radiology room
- > Exceptional Rental Rate: \$22.00 psf +/- NNN
- > Ample Parking

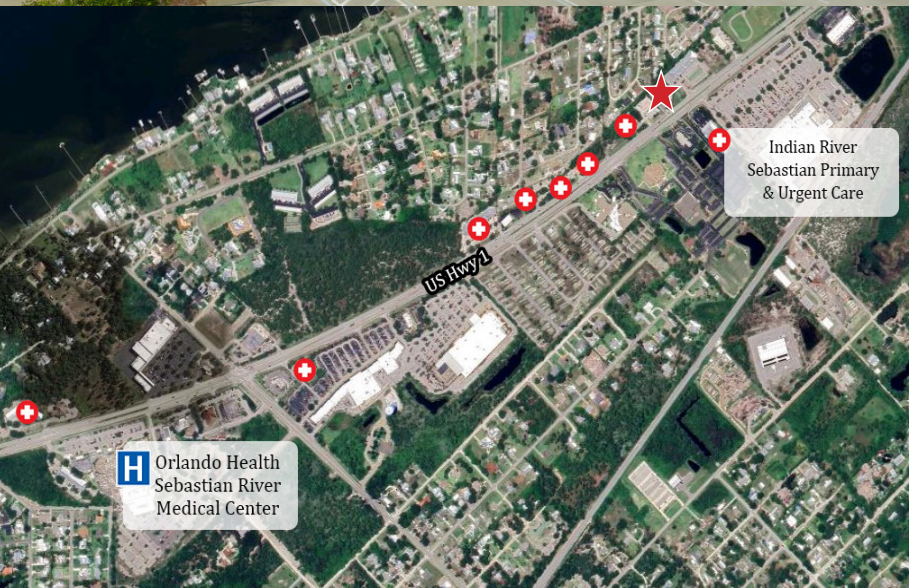


DARBY HOLD
M: 407-810-0454
T: 407-691-0505
dhold@holdthysen.com

301 S New York Ave
Suite 200
Winter Park, FL 32789
www.holdthysen.com

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Medical Office | Sebastian, FL

MARKET DEMOGRAPHICS



POPULATION	1-MILE	3-MILE	5-MILE
2029 Projection	14,421	119,405	209,671
2024 Estimate	11,968	98,775	175,454
Growth 2020-2024	2.8%	3.5%	2.5%
Growth 2024-2029	4.1%	4.2%	3.9%
Median Age	42.6	45.6	45.9



HOUSEHOLDS	1-MILE	3-MILE	5-MILE
2029 Projection	5,873	52,528	90,536
2024 Estimate	4,874	43,434	75,709
Growth 2020-2024	1.6%	1.8%	1.2%
Growth 2024-2029	4.1%	4.2%	3.9%



INCOME	1-MILE	3-MILE	5-MILE
2025 Average Household Income	\$56,360	\$61,628	\$69,255
2025 Median Household Income	\$47,386	\$45,269	\$49,795



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