

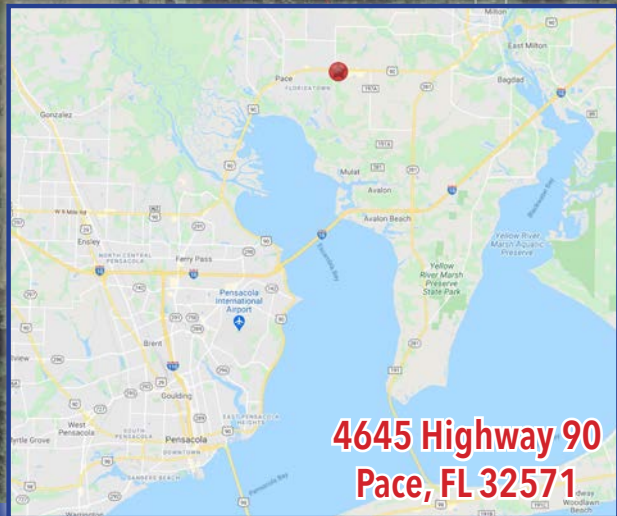
PACE, FL

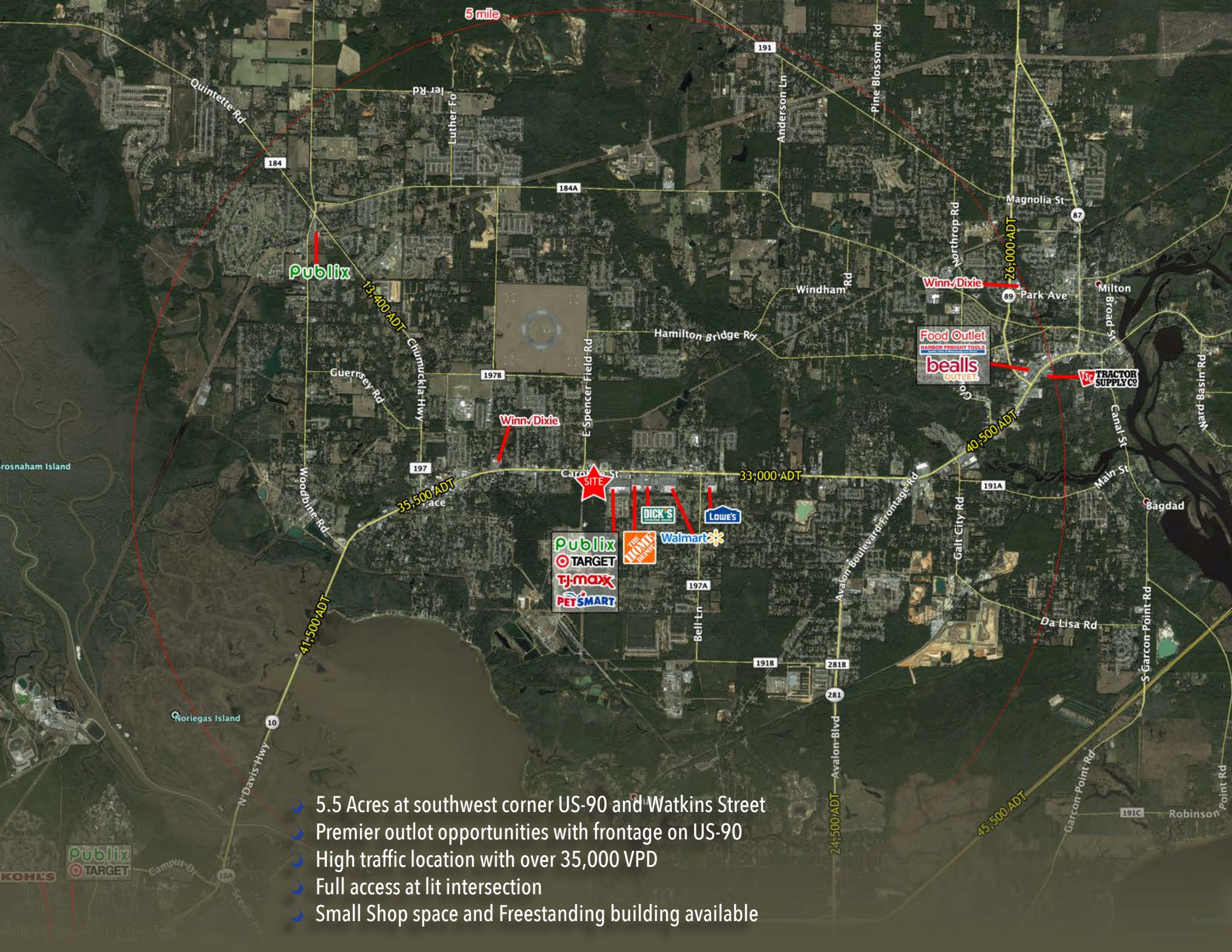
Build to Suit or Ground Lease



**2,500 SF
AVAILABLE**

**4645 Highway 90
Pace, FL 32571**

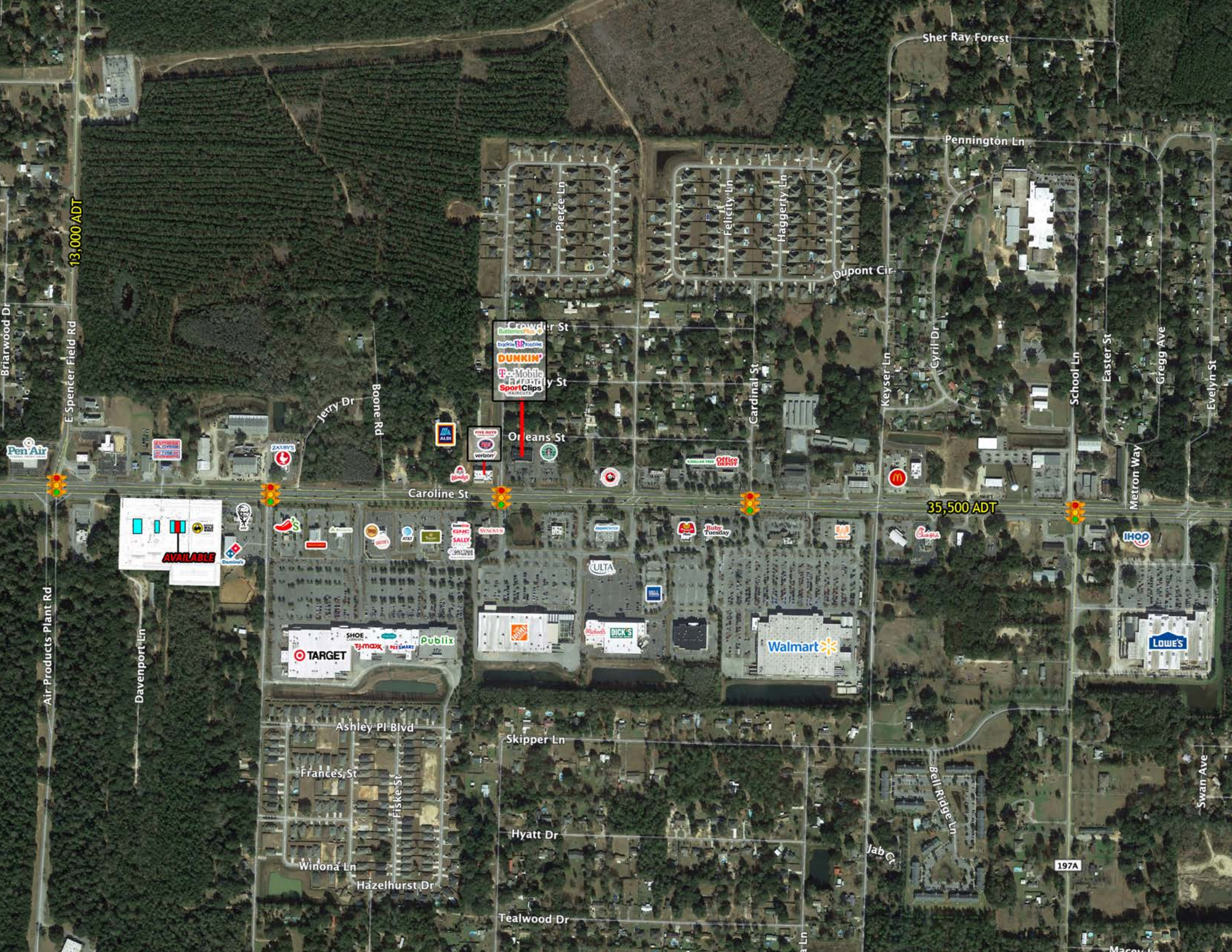


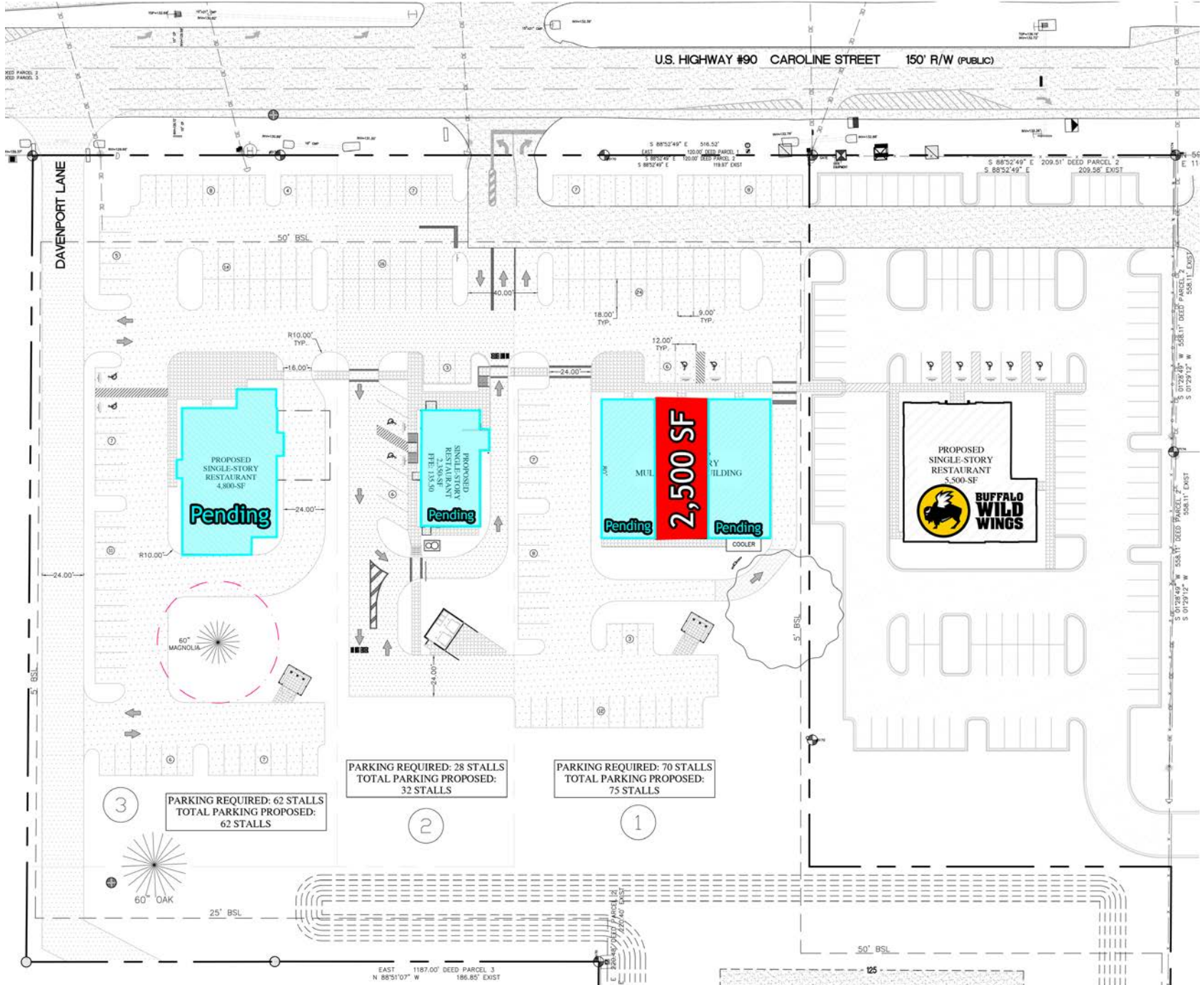


- 5.5 Acres at southwest corner US-90 and Watkins Street
- Premier outlet opportunities with frontage on US-90
- High traffic location with over 35,000 VPD
- Full access at lit intersection
- Small Shop space and Freestanding building available



KOHL'S





DEMOGRAPHIC SUMMARY

	1 Mi Radius	3 Mi Radius	5 Mi Radius	20 Min Drive
2023 Est. Population	4,035	28,427	59,230	92,854
2028 Prj. Population	4,185	29,398	63,705	99,170
Growth (2023-2028)	0.7%	0.7%	1.5%	1.4%
2023 Households	1,531	10,714	22,443	36,342
2028 Households	1,657	11,564	25,236	39,847
Household Size	2.6	2.6	2.6	2.5
Growth (2023-2028)	1.6%	1.6%	2.5%	1.9%
2023 Avg. Income	\$92,659	\$99,610	\$109,296	\$103,916
2028 Avg. Income	\$85,878	\$93,145	\$99,386	\$97,497
2023 Med. HH Income	\$77,525	\$77,092	\$85,175	\$79,538
2028 Med. HH Income	\$71,024	\$71,048	\$80,388	\$74,989
Daytime Population	3,266	13,790	29,884	58,829