



Bishop Beale Duncan  
COMMERCIAL REAL ESTATE

## BAREFOOT BAY MEDICAL PARK

8000 Ron Beatty Boulevard  
Micco, FL 32976

**100% LEASED INVESTMENT OPPORTUNITY**

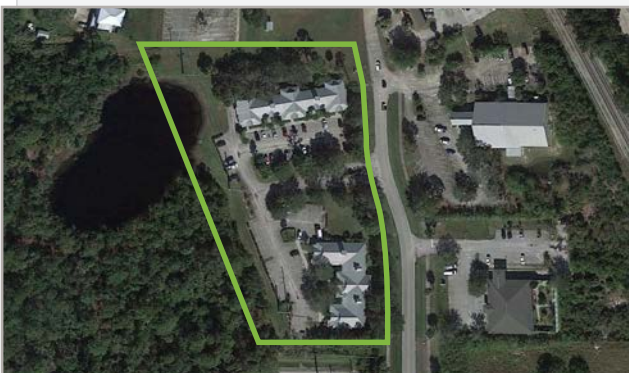


## FOR SALE

- + Sale Price: \$1,850,000
- + Occupancy: 100% Leased
- + Building Size: 14,390 SF
- + Land Size: 3.51 Acres

## Highlights

- 100% Occupied Medical Office Investment in One of Florida's Fastest Growing Markets
- Barefoot Bay Medical Park is Well-Built & Well-Maintained
- Building & Monument Signage
- Ample Parking
- 17,939 AADT on U.S. Highway 1
- Located at the Entrance to Barefoot Bay, a Master-Planned Community of Over 5,000 Homes with Lots of Amenities
- Close to Grocery-Anchored Retail and Commercial Businesses



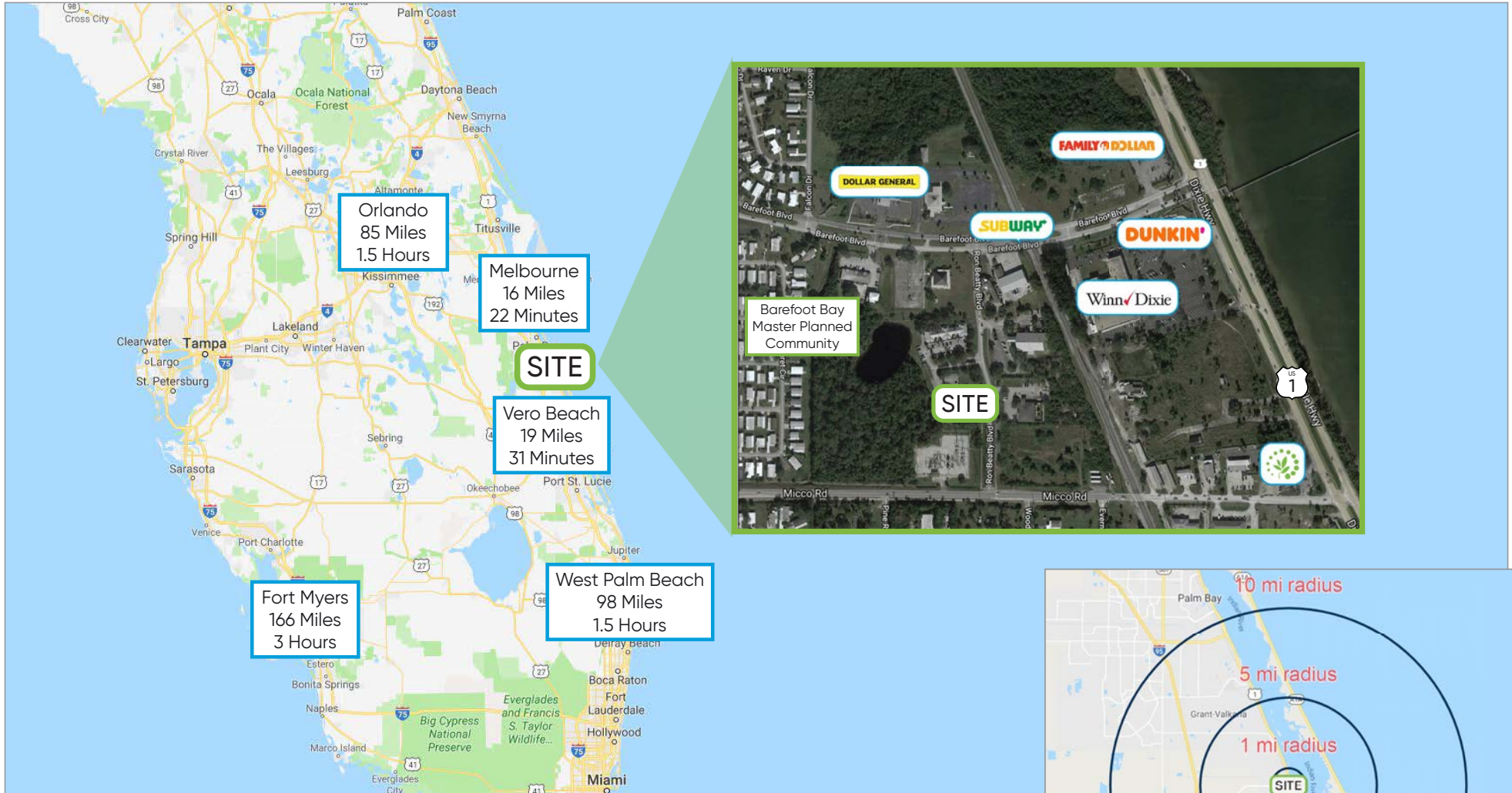
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# Local Economics & Demographics



Radius	Population	HH Income	Businesses	Employees
1-Mile	4,270	\$46,199	98	536
5-Mile	17,906	\$57,308	842	4,865
10-Mile	77,889	\$63,906	2,154	12,453

