



**AVAILABLE FOR  
SUBLEASE**

**11310 US-301**  
**Bellevue, FL 34420**

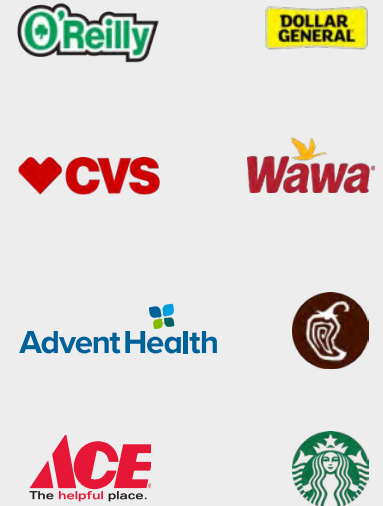
**PROPERTY HIGHLIGHTS**

- Available: 19,005 SF
- ±90' of frontage | ±20' clear height
- Access to signalized intersection (43,500 AADT)
- Delivery Q1 2027

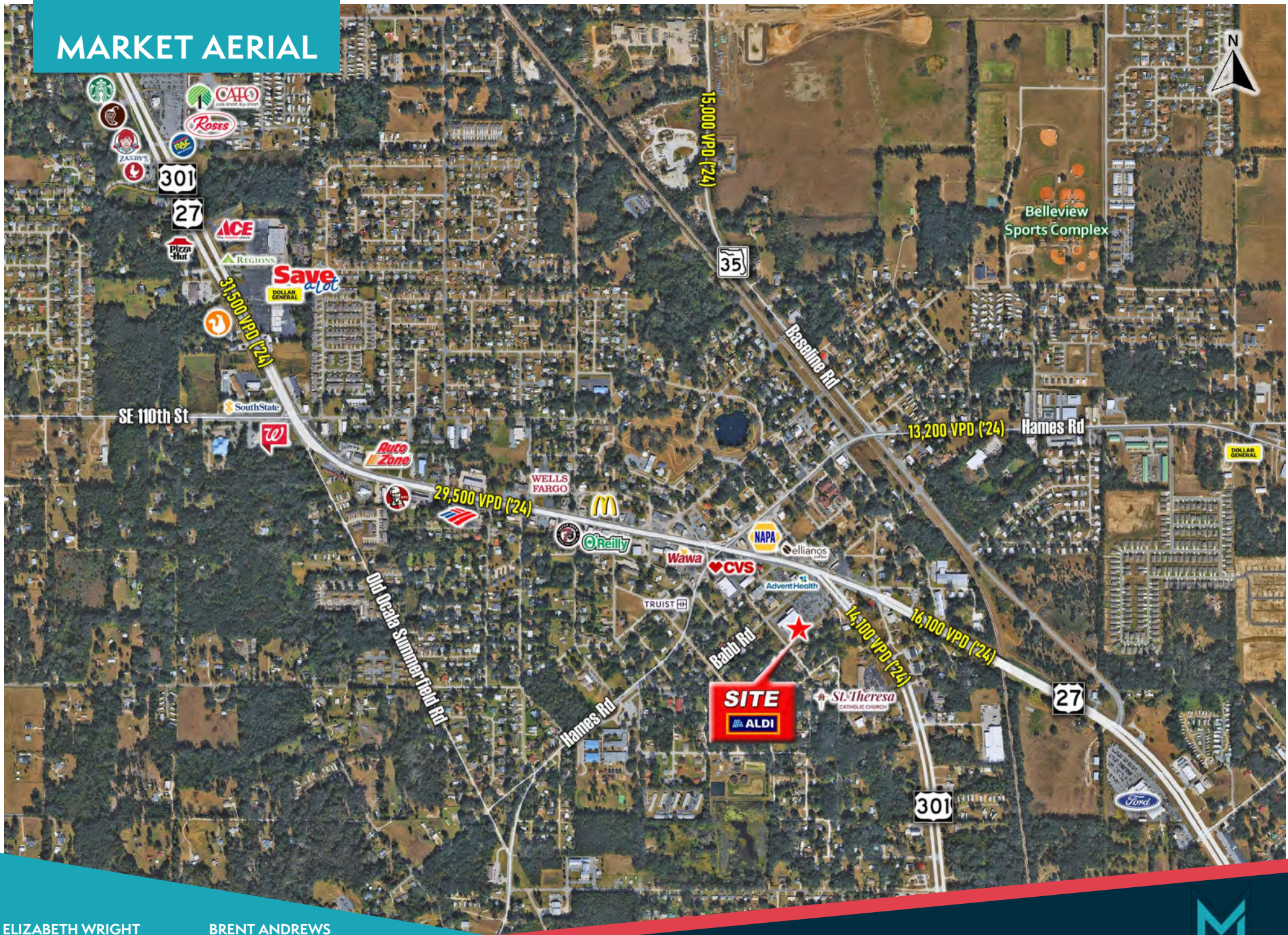


2025 DEMOGRAPHICS	1 MILE	3 MILE	5 MILE
Population	4,986	22,585	63,654
Median HH Income	\$55,133	\$61,101	\$61,996
Median Age	44.2	43.3	44.8

**AREA TENANTS**



# MARKET AERIAL



ELIZABETH WRIGHT

561.699.2790

[ewright@marketlinkcre.com](mailto:ewright@marketlinkcre.com)

BRENT ANDREWS

772.708.1599

[brent@marketlinkcre.com](mailto:brent@marketlinkcre.com)

# ZOOM AERIAL



ELIZABETH WRIGHT  
561.699.2790  
ewright@marketlinkcre.com

BRENT ANDREWS  
772.708.1599  
brent@marketlinkcre.com

# FLOOR PLAN








ELIZABETH WRIGHT  
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# DRIVETIME MAP

## 2025 DEMOGRAPHICS

	5 MINUTE DRIVE TIME	10 MINUTE DRIVE TIME	15 MINUTE DRIVE TIME
 POPULATION	<b>8,917</b>	<b>36,718</b>	<b>91,166</b>
 HOUSEHOLDS	<b>3,712</b>	<b>15,028</b>	<b>37,922</b>
 DAYTIME POPULATION	<b>8,772</b>	<b>29,111</b>	<b>77,231</b>
 AVERAGE HH INCOME	<b>\$70,986</b>	<b>\$77,392</b>	<b>\$79,494</b>
 MEDIAN AGE	<b>43.4</b>	<b>45.3</b>	<b>48.0</b>

