



FOR LEASE

FLEXIBLE OFFICE SUITES

AT SANTA CATALINA

3197 & 3145 S JOG ROAD, GREENACRES, FL 33467

PRESENTED BY: BRIAN SCHWAN • 772.215.1167 & CHRIS BELLAND • 772.418.4506

CMB CRADY
MACKIN
BELLAND
COMMERCIAL REAL ESTATE

INVESTMENT OVERVIEW

LEASE RATE	
SALON SUITES	\$1,200/mo.
MEDICAL SUITES	\$35.00/SF NNN
BUILDING A & B LEASABLE AREA	10,904 SF
BUILDING A SPACES	1,113–1,161 SF
BUILDING B SPACES	135–148 SF
FRONTAGE	450'
TRAFFIC COUNT	44,000 AADT
ESTIMATED COMPLETION	Q3 2026
CONSTRUCTION TYPE	CBS
ZONING	Mixed Development–Office (Greenacres)
LAND USE	Mixed Use
PARCEL ID	18-42-44-22-62-003-0010 18-42-44-22-62-003-0020

EXECUTIVE SUMMARY

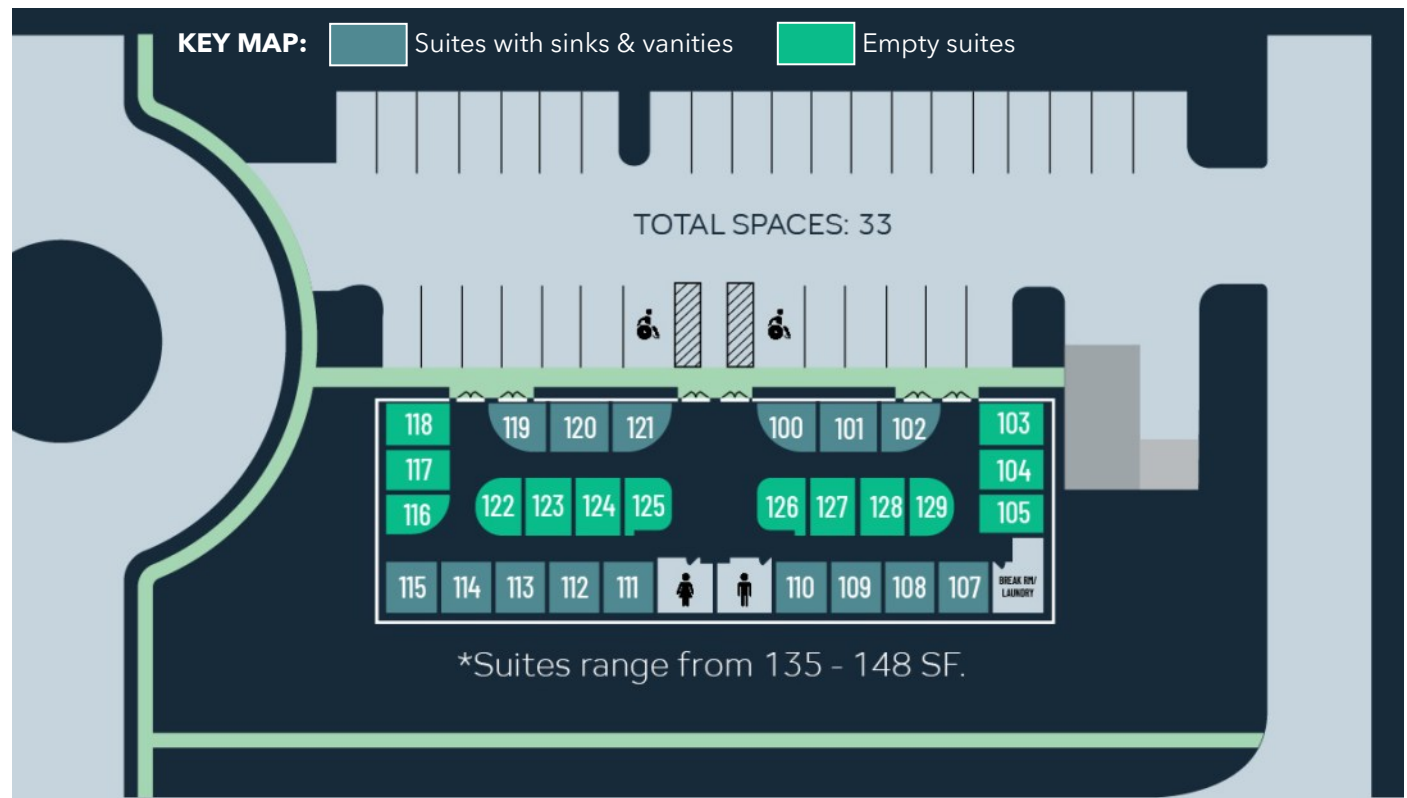
Santa Catalina Office Suites offers a unique leasing opportunity for businesses seeking flexible office solutions in a premier location. The suites cater to a diverse range of industries, including professional services, salon and wellness, and healthcare. With modern amenities and customizable options, tenants can create an ideal working environment that meets their needs. The location offers excellent accessibility and visibility, making it an attractive option for both established companies and startups.



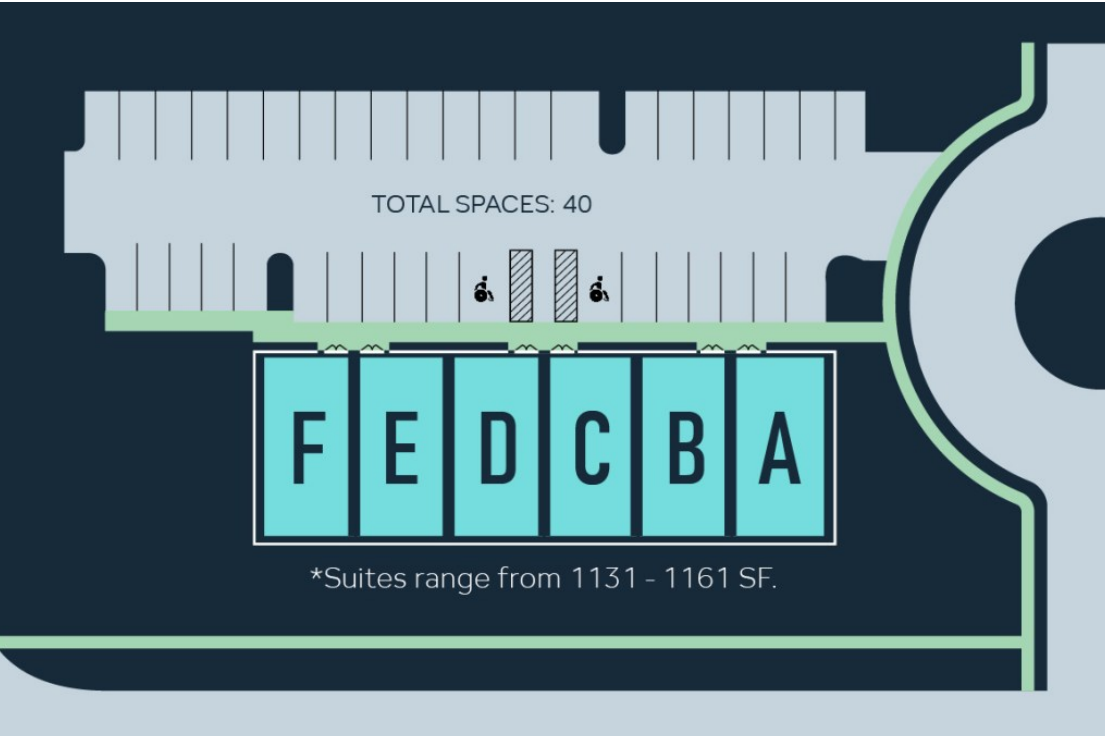
BUILDING A AVAILABLE UNITS

Building A		
Suite	Tenant	SF
100	Available	147 SF
101	Available	148 SF
102	Available	147 SF
103	Leased	140 SF
104	Available	139 SF
105	Available	139 SF
107	Available	135 SF
108	Available	135 SF
109	Available	135 SF
110	Available	135 SF
111	Available	136 SF
112	Available	136 SF
113	Available	136 SF
114	Available	136 SF
115	Available	137 SF
116	Available	138 SF
117	Available	139 SF
118	Leased	140 SF
119	Available	147 SF
120	Available	148 SF
121	Available	147 SF
122	Available	138 SF

Suite	Tenant	SF
123	Available	130 SF
124	Available	130 SF
125	Available	131 SF
126	Available	131 SF
127	Available	130 SF
128	Available	130 SF
129	Available	138 SF



BUILDING B AVAILABLE UNITS



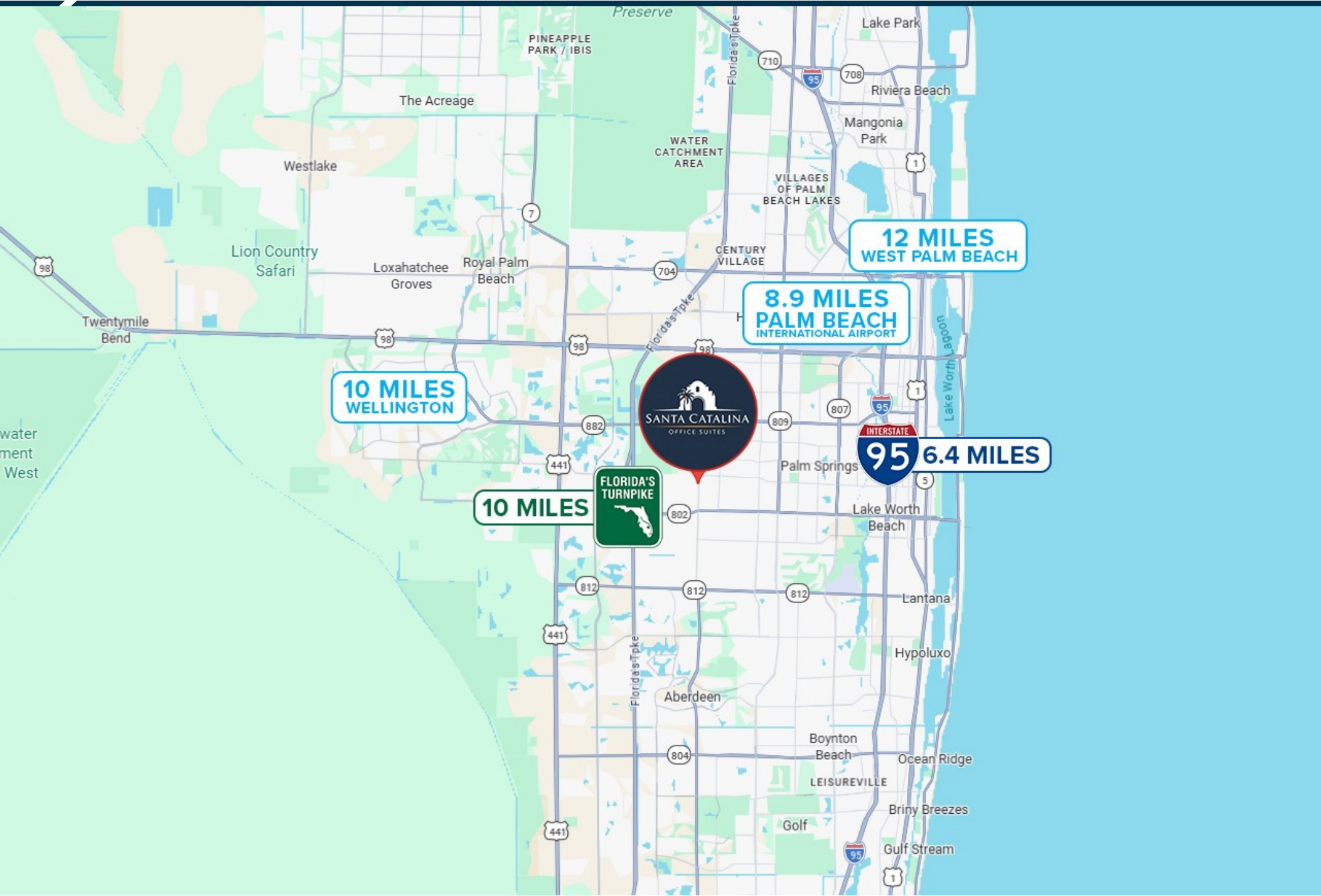
Building B		
Suite	Tenant	SF
A	Available	1,131 SF
B	Available	1,161 SF
C	Available	1,161 SF
D	Available	1,161 SF
E	Available	1,161 SF
F	Available	1,131 SF



TRADE AREA MAP



PROXIMITY MAP



INTERIOR CONCEPT



DEMOGRAPHICS

Radius	1 mile	3 miles	5 miles
Population			
2020 Population	21,291	145,425	311,942
2024 Population	21,564	138,464	297,467
2029 Population Projection	22,382	142,063	305,285
Households			
2020 Households	9,332	52,095	110,239
2024 Households	9,196	49,163	103,304
2029 Household Projection	9,495	50,344	105,643
Households by Income			
Avg Household Income	\$66,615	\$74,205	\$86,659
Median Household Income	\$46,024	\$54,760	\$63,883
Worker Travel Time To Job			
<30 Minutes	4,756	35,121	78,914
30-60 Minutes	3,700	25,141	51,093
60+ Minutes	747	5,599	11,196



CONTACT INFORMATION

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Salon Suites \$999/mo.

Medical Suites \$35.00/SF NNN

Brian Schwan

Sales & Leasing Associate

772.215.1167

bschwan@cmbcommercial.com

Chris Belland

VP of Sales & Leasing

772.418.4506

cbelland@cmbcommercial.com

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