



12720 FRONT BEACH ROAD PCB

PRIME LOCATION WITH AMPLE PARKING



PROPERTY DESCRIPTION

Nestled by a light and offering ample parking, this property enjoys excellent visibility and access from Front Beach Road. Its prime location makes it an ideal choice for a beach retail shop or convenience store. With its convenient amenities and strategic positioning, this property presents a fantastic opportunity for retail businesses looking to thrive in a high-traffic area.

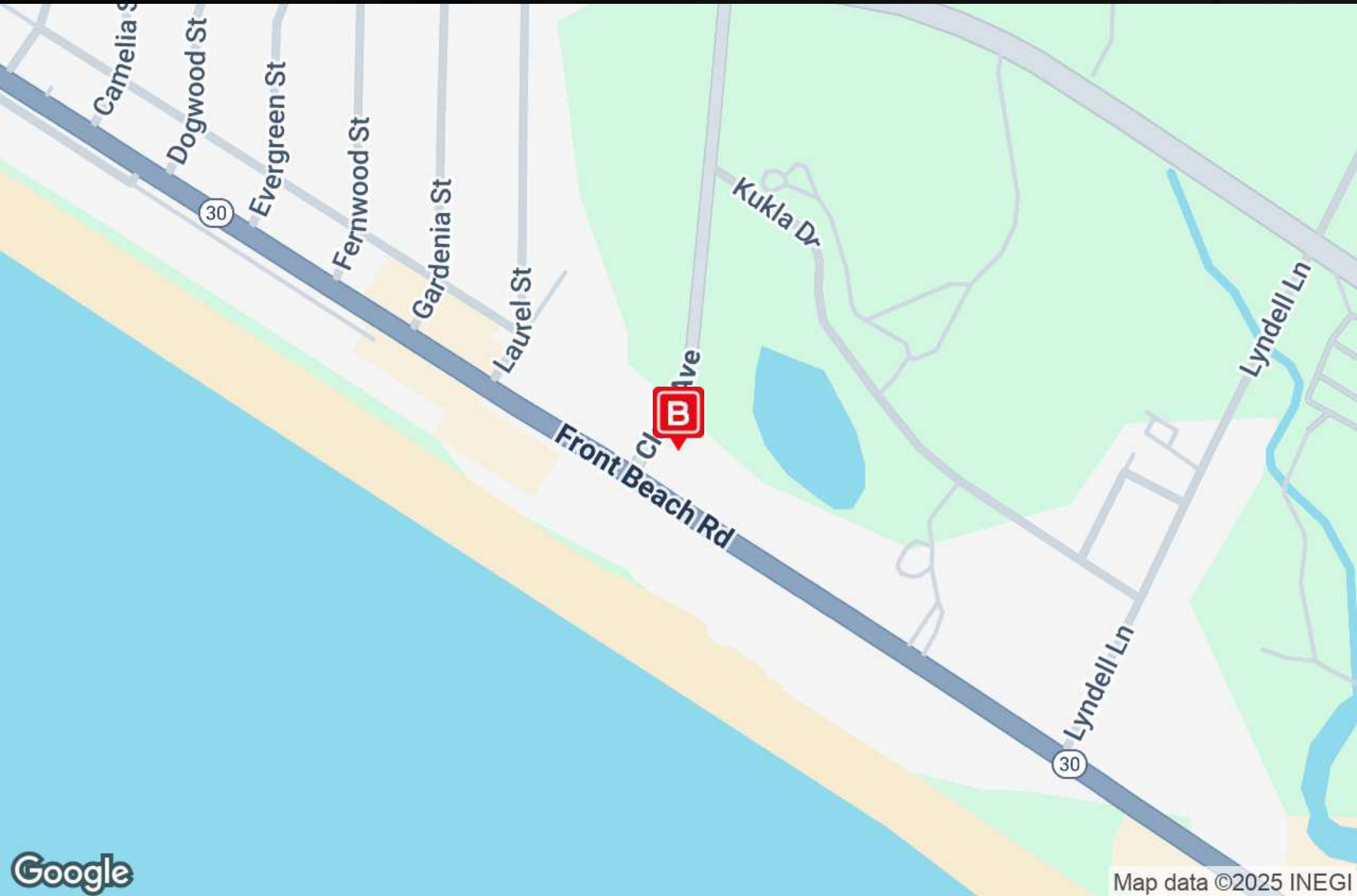
PROPERTY HIGHLIGHTS

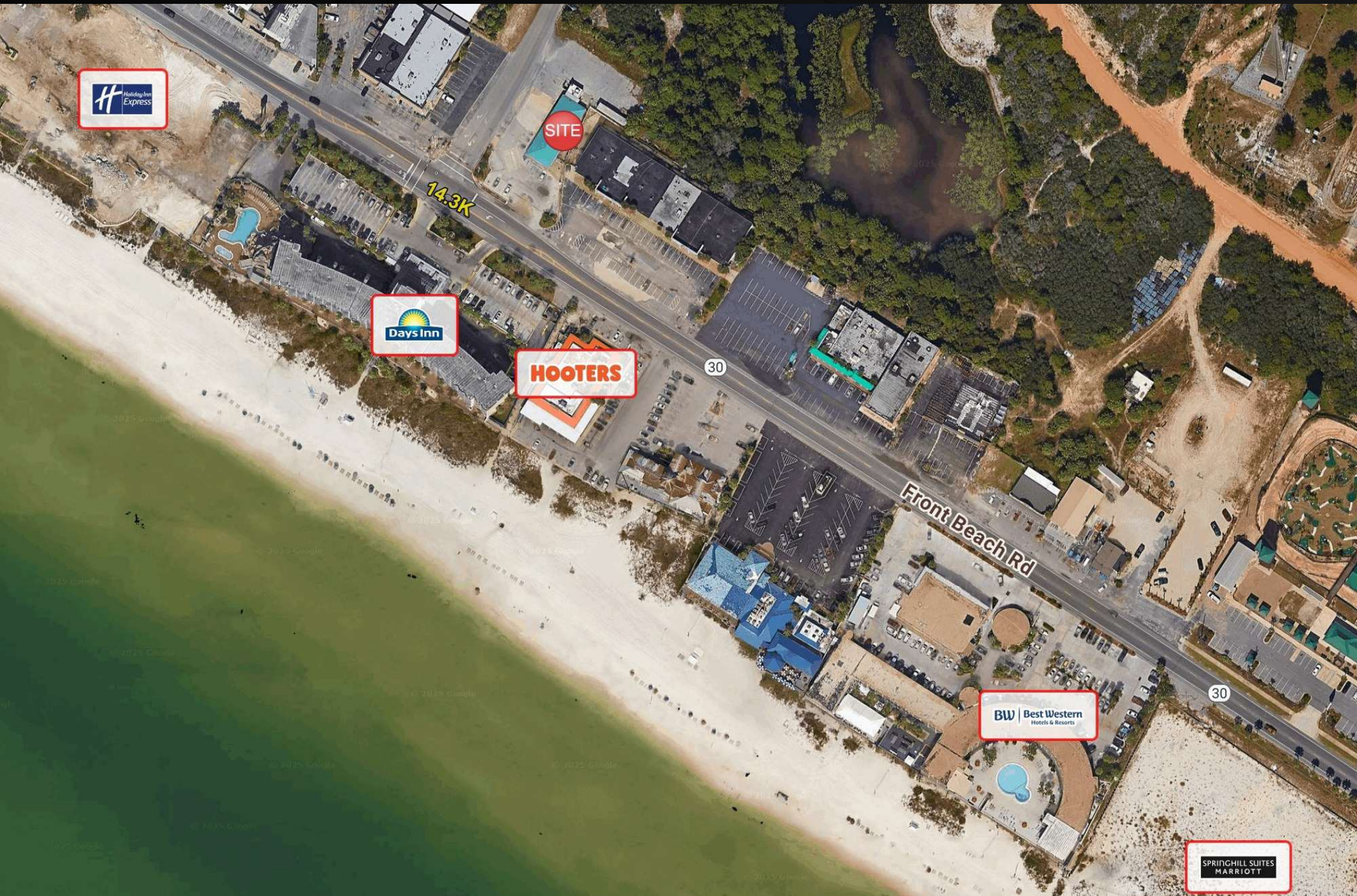
- High visibility from Front Beach Road
- Ample parking for tenants and customers
- Convenient access and proximity to a traffic light
- Suitable for a beach retail or convenience shop

OFFERING SUMMARY

Lease Rate:	\$28.00 SF/yr (NNN)
Number of Units:	1
Available SF:	3,182 SF
Lot Size:	0.219 Acres
Building Size:	3,182 SF
Zoning	CH
Property Type	Convenience Store
Traffic Count	14,300

DEMOGRAPHICS	0.5 MILES	1 MILE	3 MILES
Total Households	316	1,534	7,119
Total Population	788	3,796	16,545
Average HH Income	\$106,892	\$95,825	\$97,696





POPULATION	0.5 MILES	1 MILE	3 MILES
Total Population	788	3,796	16,545
Average Age	43	42	44
Average Age (Male)	42	41	42
Average Age (Female)	44	43	45

HOUSEHOLDS & INCOME	0.5 MILES	1 MILE	3 MILES
Total Households	316	1,534	7,119
# of Persons per HH	2.5	2.5	2.3
Average HH Income	\$106,892	\$95,825	\$97,696
Average House Value	\$395,331	\$388,891	\$407,255

Demographics data derived from AlphaMap

