



# 4106 US 41 N

PALMETTO, FLORIDA 34221

## PROPERTY HIGHLIGHTS

- ±3,700 SF industrial building
- Over ±0.50 acres of land
- New 5-year NNN lease in place
- National tenant occupancy
- Tenant maintains BBB+ credit rating + A- Japanese credit rating
- Excellent US 41 frontage and visibility
- Approx. 25,000 vehicles per day
- Passive investment opportunity
- Convenient access to I-275, I-75, and US 41



## DEMOGRAPHICS 0.25 MILES 0.5 MILES 1 MILE

DEMOGRAPHICS	0.25 MILES	0.5 MILES	1 MILE
Total Households	88	381	1,759
Total Population	204	1,033	4,636
Average HH Income	\$78,807	\$89,713	\$85,458

For More Information

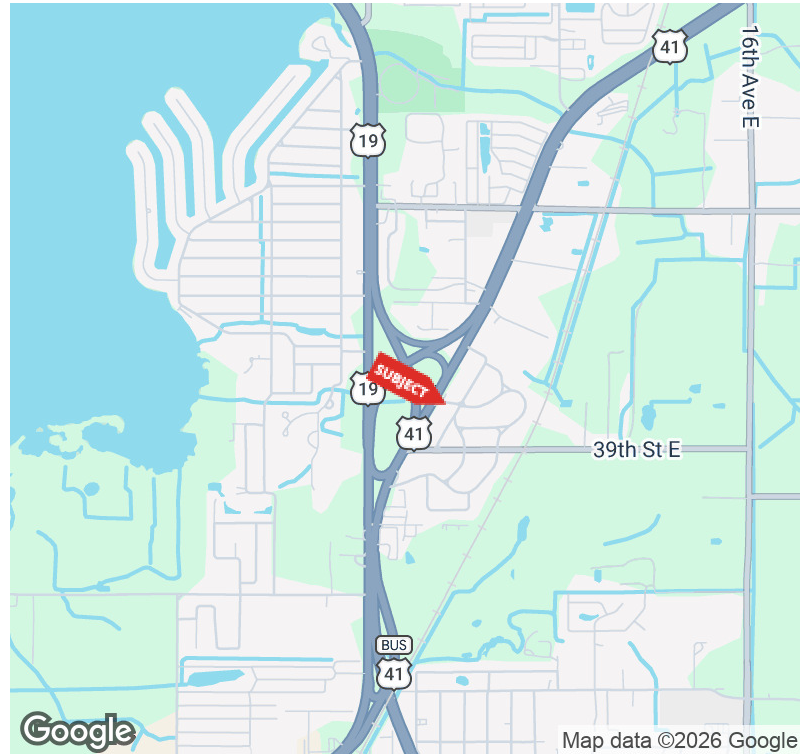
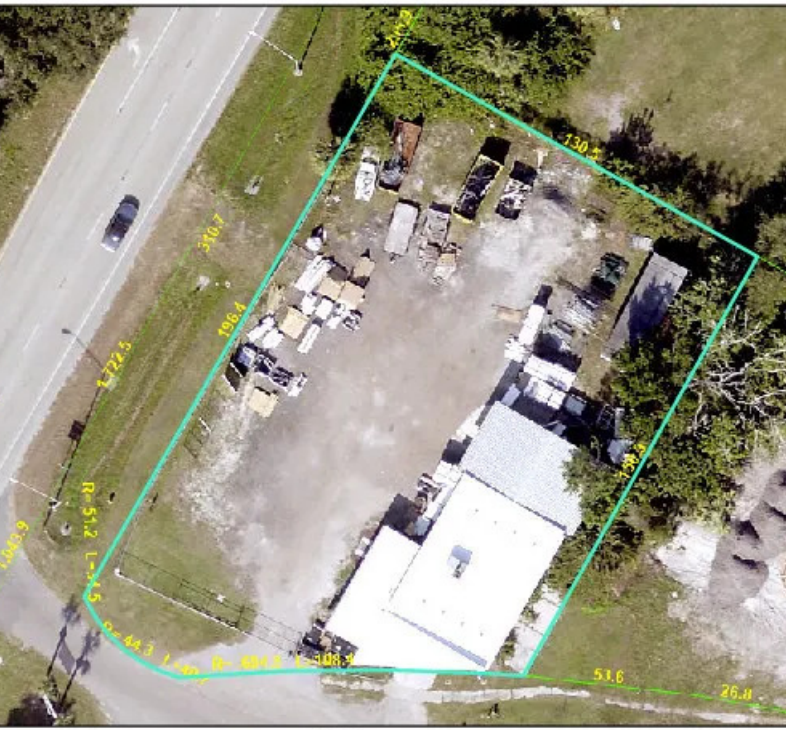
**TYLER SLUMAN**

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# PALMETTO, FL 34221



## OFFERING SUMMARY

Sale Price:	\$1,050,000
Building Size:	3,693 SF
Lot Size:	0.5 Acres
Number of Units:	1
Price / SF:	\$284.32
Cap Rate:	6.29%
NOI:	\$66,000
Year Built:	1957
Zoning:	HC

## PROPERTY OVERVIEW

American Property Group presents 4106 US 41 N, Palmetto, FL 34221

Property Type: Industrial Investment Property  
 Building Size: ±3,700 SF  
 Lot Size: Over ±0.50 Acres

Secure a stabilized investment opportunity with a strong national tenant in place. This industrial property is being offered for sale subject to a newly executed five-year NNN lease, providing investors with dependable cash flow and long-term occupancy.

Situated on over half an acre along highly traveled US 41 North, the property benefits from exceptional visibility and exposure to approximately 25,000 vehicles per day. The ±3,700 SF industrial building is strategically positioned within one of Palmetto's primary commercial corridors, offering convenient access throughout Manatee County and the greater Tampa Bay region.

The tenant is backed by strong credit metrics, including a BBB+ credit rating and an A-Japanese credit rating, providing additional confidence for investors seeking a secure, passive investment opportunity.

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**AMERICAN  
 PROPERTY GROUP**  
 OF SARASOTA, INC.

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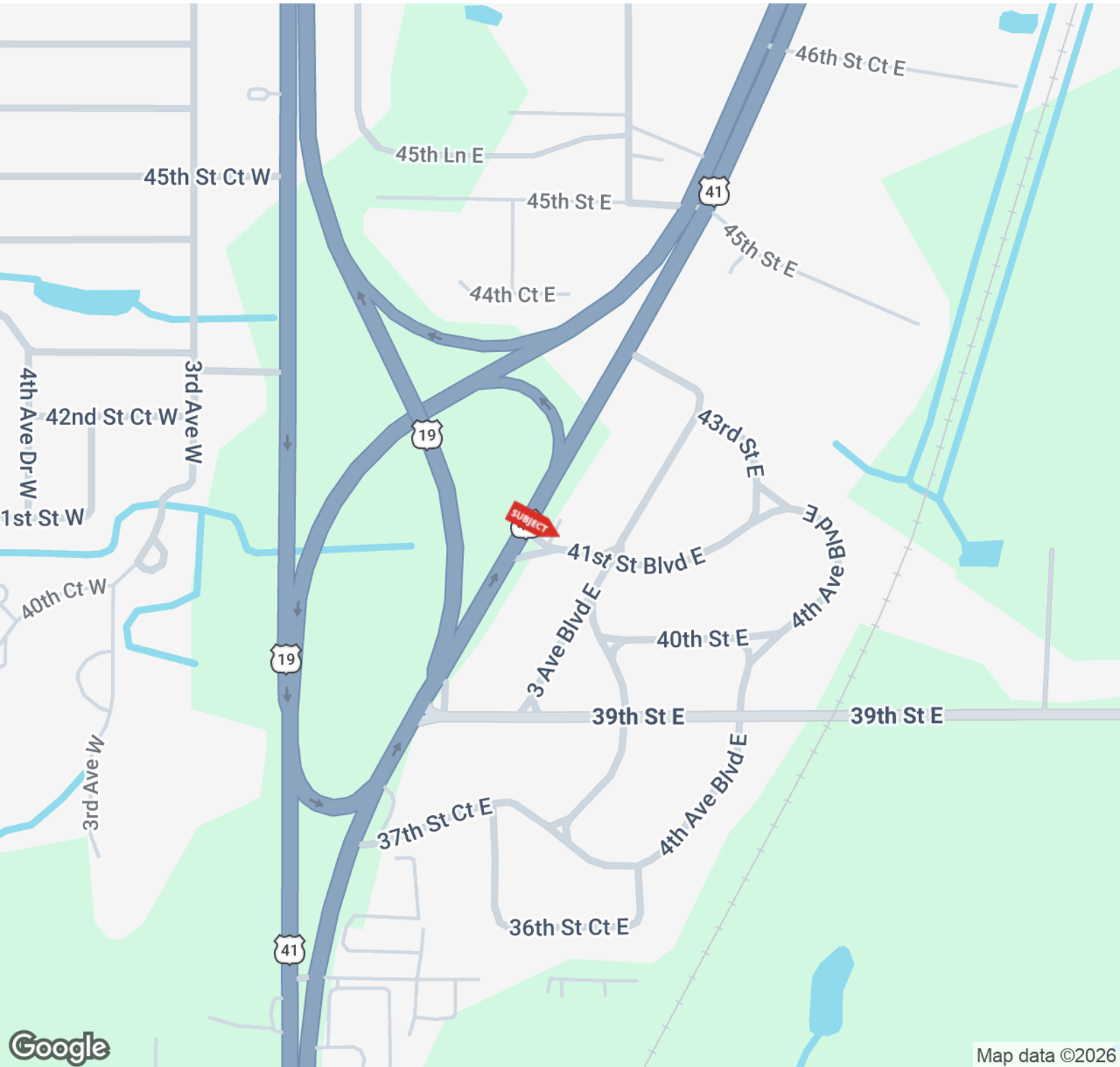


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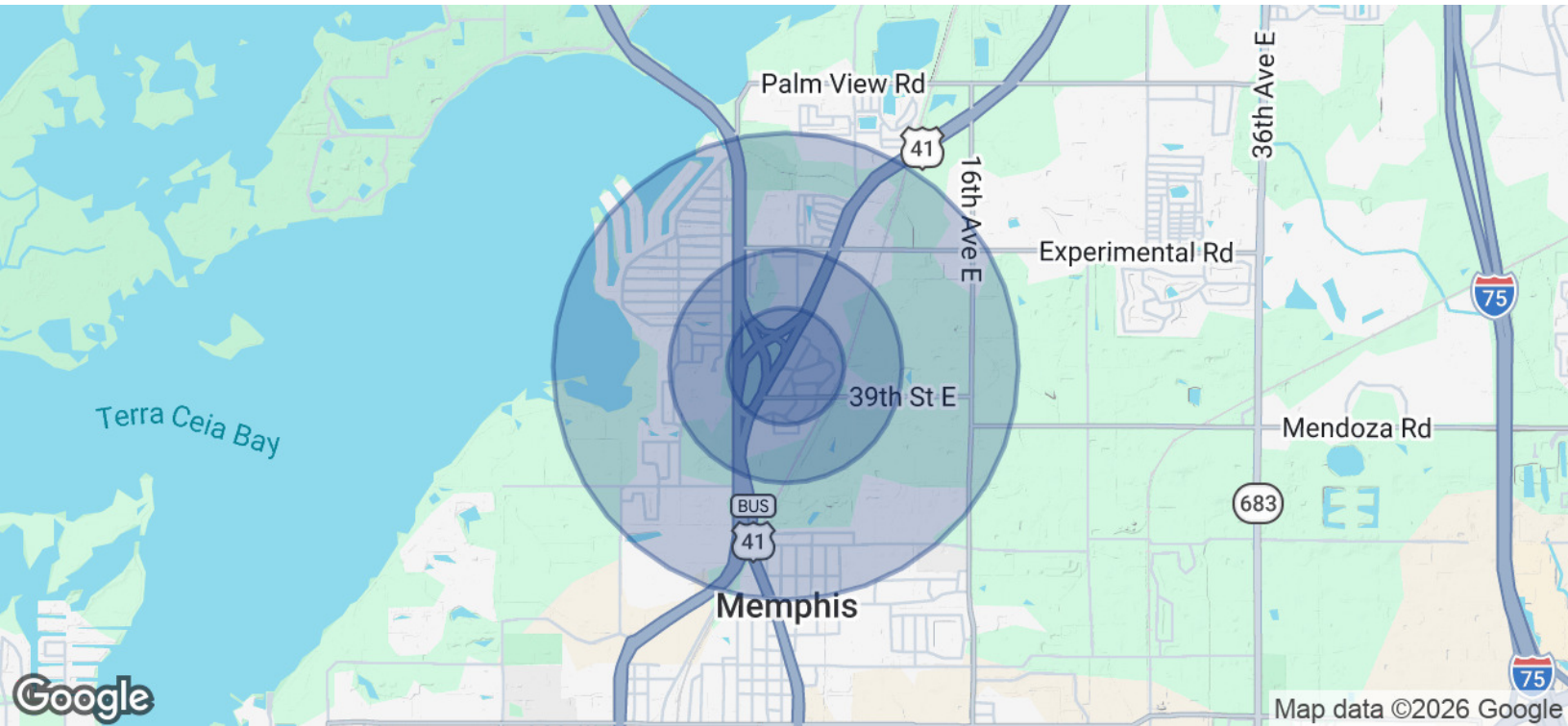


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POPULATION	0.25 MILES	0.5 MILES	1 MILE
Total Population	204	1,033	4,636
Average Age	51.5	44.4	44.9
Average Age (Male)	57.0	46.8	45.6
Average Age (Female)	45.4	42.7	45.2

HOUSEHOLDS & INCOME	0.25 MILES	0.5 MILES	1 MILE
Total Households	88	381	1,759
# of Persons per HH	2.3	2.7	2.6
Average HH Income	\$78,807	\$89,713	\$85,458
Average House Value	\$269,477	\$311,098	\$308,526

2023 American Community Survey (ACS)

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