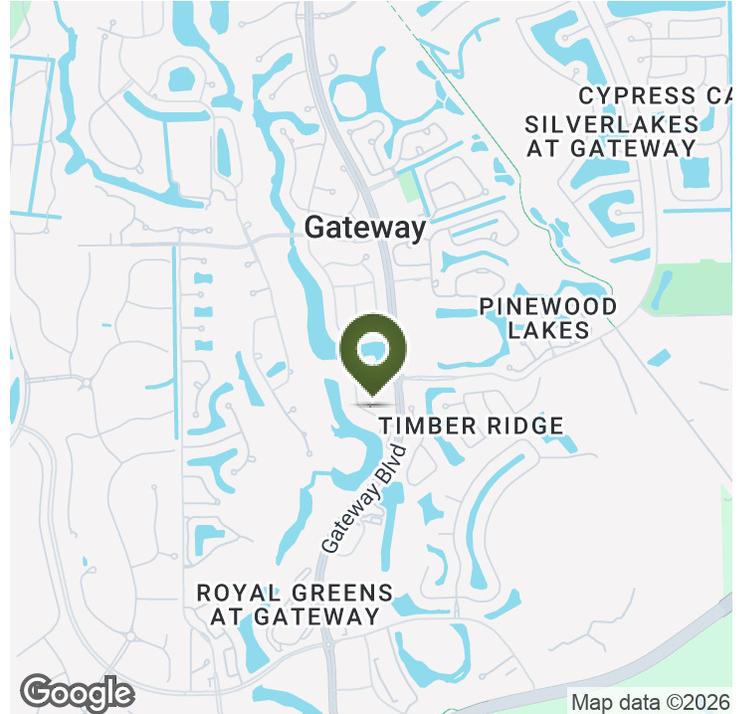


FAIRWAY LAKES COMMONS // 11941 FAIRWAY LAKES DR RETAIL PROPERTY FOR SALE



OFFERING SUMMARY

Sale Price:	\$3,300,000
Cap Rate:	6.53%
Pro Forma 2026 NOI:	\$215,600
Available SF:	
Lot Size:	0.41 Acres
Year Built:	1992
Building Size:	10,485 SF
Renovated:	2022
Zoning:	PUD
Market:	SWFL
Submarket:	Gateway
Price / SF:	\$314.74

PROPERTY OVERVIEW

Presenting an exceptional retail investment opportunity! This 10,385 SF property, built in 1992 and renovated in 2022, is strategically located in the SWFL area, with a 100% occupancy rate. Boasting a versatile layout with five units and zoned PUD, this turnkey asset offers stability and growth potential. The fully-occupied property ensures immediate income generation, making it an attractive addition to any retail or neighborhood center investor's portfolio. Don't miss this chance to acquire a prime income-producing asset with a strong foundation for long-term success and growth in the retail and neighborhood center investment landscape.

Recently Unit 4, 5 and 6/7 have all been converted to new NNN leases and all numbers are based on these future leases already executed for 2026.

PROPERTY HIGHLIGHTS

- 10,485 SF retail building
- Recently renovated in 2022
- Strategic SWFL location
- Zoned PUD
- Fully-occupied with 100% occupancy

NICHOLAS PAULUS

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FOR SALE

SHOPPING CENTER FOR SALE // 11941 FAIRWAY LAKES DR
SHOPPING CENTER FOR SALE



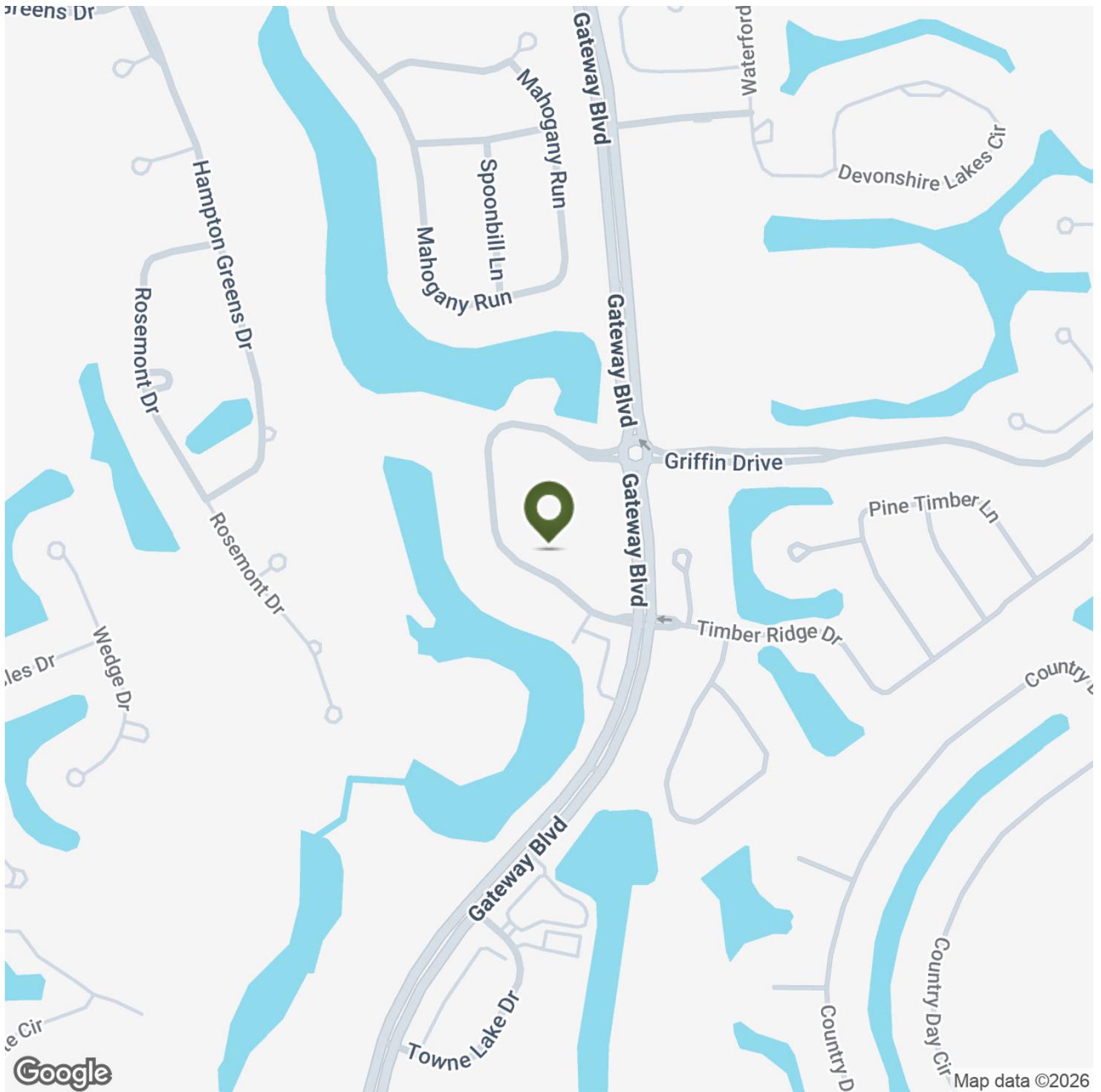
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FOR SALE

AERIAL OF SHOPPING CENTER // 11941 FAIRWAY LAKES DR
AERIAL OF SHOPPING CENTER

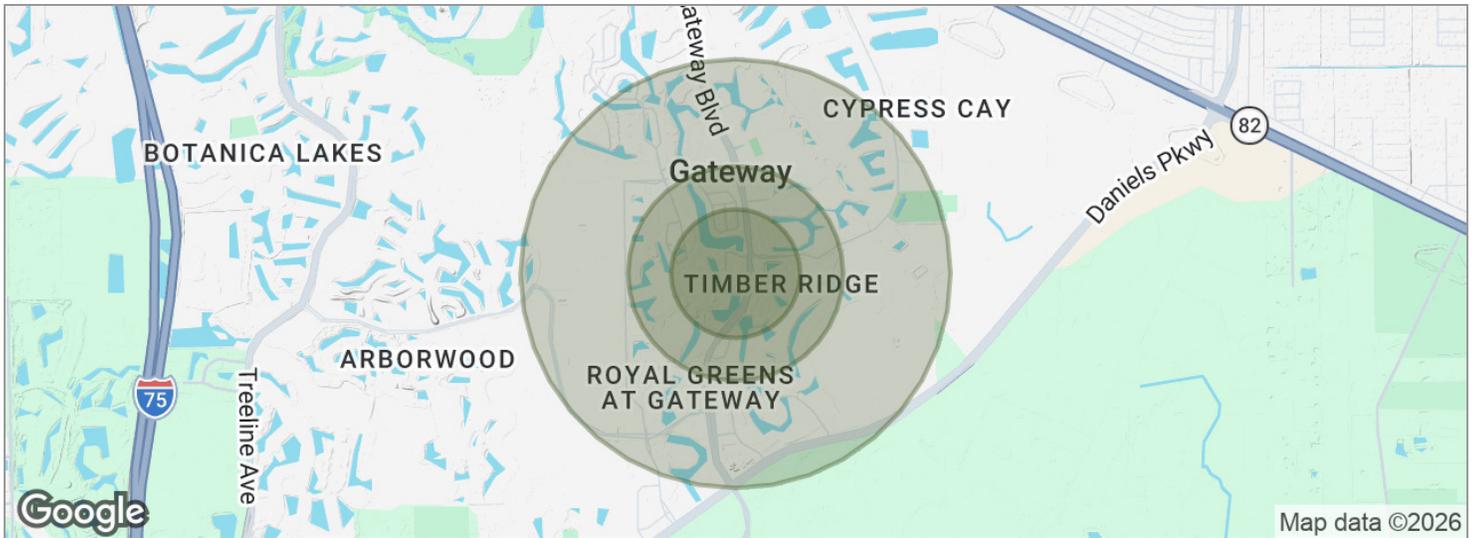


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DEMOGRAPHICS // 11941 FAIRWAY LAKES DR
DEMOGRAPHICS



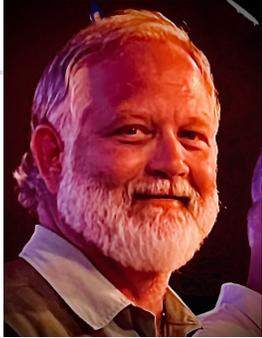
POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total population	585	1,932	6,110
Median age	47	47	49
Median age (Male)	47	47	48
Median age (Female)	47	47	49

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total households	266	855	2,714
# of persons per HH	2.2	2.3	2.3
Average HH income	\$110,761	\$116,578	\$123,346
Average house value	\$449,843	\$452,137	\$452,653

* Demographic data derived from 2020 ACS - US Census

LISTING BROKER // 11941 FAIRWAY LAKES DR

LISTING BROKER

**NICHOLAS PAULUS**

Managing Broker/Principle

nick@investflorida.com

Direct: 239.292.3031

PROFESSIONAL BACKGROUND

Nicholas Paulus is the Founder and Managing Broker of Invest Florida, LLC. Over past two decades, he has cultivated a boutique firm servicing an exclusive and limited clientele in the following services: Buyer Representation, Seller Representation, Commercial Leasing, Property Management, Project Development, Business Consulting and Business Brokerage.

Invest Florida was founded in 2009 during the height of the economic downturn. The firm was established to meet the needs of a select real estate equity firms, family foundations, wealthy individuals and corporations. If your looking for boutique real estate asset management that is focused on professional service with integrity, achieving superior results then Invest Florida, LLC can meet your needs! Invest Florida, LLC is able to not only deliver incredible results since the beginning and continues to exceed client expectations today.

Prior to Invest Florida, Nicholas successfully built a multi-million dollar real estate portfolio. He spent several years in the financial industry at the Chicago Mercantile Exchange trading Euro Dollars and then as a financial advisor for Prudential Securities. Nicholas also has extensive knowledge and experience in developing and writing business plans and creating brand marketing strategies. All of which have helped him and his clients achieve superior results investing in Florida real estate.

EDUCATION

Culver Military Academy 1991

American Institute of Foreign Study London, England 1993

University of Tampa, John Sykes College of Business 1995

Passed Series 7, Series 63, Series 65 Security Licensing

Florida Real Estate Brokerage License since 2009

MEMBERSHIPS

Costar Power Broker Award 2012, 2014, 2015, 2017 & 2018, 2019

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