

ARCADIA PLAZA

1701-1737 E Oak St Arcadia, FL 34266



ALDI SHADOW-ANCHORED BY TRACTOR SUPPLY, GO ODWILL & MORE

Executive Summary

Sean Glickman, CCIM, Managing Director of retail capital markets at Cushman and Wakefield is proud to offer for sale this 98,666 SF, **Aldi shadow-anchored** center in Arcadia FL. The property is anchored by 72% national credit tenants and 100% service oriented tenants such as **Tractor Supply** (Credit Rating A2), **Goodwill**, **Hibbett Sports** (Credit Rating C1), **Pet Supermarket**, Beef O Brady's, H&R Block and more.

Asking Price: **\$11,650,000**
Cap Rate: **7.2%**
Occupancy: **91.3%**



PROPERTY SNAPSHOT



ADDRESS
1701-1737
E Oak St Arcadia, FL 34266



YEAR BUILT/RENOVATED
1984/2003



SITE AREA
13.72 Acres



TOTAL GLA
98,666

Investment Highlights



Aldi and Boot Barn opened in March 2025, replacing an old Winn-Dixie store.



The property has good visibility and access with five points of ingress/egress.



Daily traffic count is 22,500 and multiple tenants draw a great traffic flow into the center.



Surrounding retail centers feature many national tenants such as Bealls, Dollar General, Save-A-Lot, Wawa Walgreens and more.



Leases expiring through 2026 are 32% below market. Value Add potential by adding an outparcel.



Demographics feature 17,350 residents within the 3-mile radius with an average household income of \$52,691.



Shadow anchored by a successful single tenant Winn-Dixie store (separately owned) may be available for sale in a separate transaction.



Winn-Dixie is being acquired by Aldi. We expect this store to be renovated and re-branded as a new Aldi store. This should only increase the traffic flow into this center and improve the cap rate with a stronger brand.



6 national tenants representing 72% of the GLA with 16 years average tenure of success at this center.



Arcadia is an affluent suburb located 40 miles southeast of Sarasota.



The trade area features multiple golf courses, RV resorts, and country clubs, as well as being located on the Peace River which offers many outdoor activities such as boating and fishing.



The property is located on the main retail artery (SR 70) which leads to Sarasota and Bradenton in the east and Fort Myers in the South.



Immediate vicinity features multiple national retailers such as Winn-Dixie, Publix, Walmart, Bealls, Dollar General, Save-A-Lot, Walgreens, Taco Bell, Culver's, Planet Fitness, UPS, Verizon and more.



The roof was partially replaced in 2021 (57,000 SF) and has 17 years remaining on its warranty. Lights were converted to LED and multiple AC units replaced in 2023.



Significant value-add: Eight tenants expiring in the next 3 years with rent that is more than 35% below market



In-Place NOI: \$840,270

Year 5 NOI: \$1,169,884

Levered IRR Year 5: 29.5%

PROPERTY OVERVIEW

Property Description



ACCESSIBILITY	Five (5) points of ingress/egress
SIGNAGE	One pylon sign along E Oak St and one pylon sign along NE Turner Ave
FLOOD ZONE	Zone "X" area of minimal flood hazard
ZONING	1600 Community Shopping Center
TRAFFIC COUNTS	E Oak St: 22,500 AADT



TURNER AVE: 10,000 AADT

ARCADIA PLAZA

HIBBETT SPORTS®
GAME TESTED. ATHLETE APPROVED.™

Pet Supermarket

Goodwill

H&R BLOCK

TRACTOR SUPPLY CO.

bealls Save a lot
OUTLET. *a lot*
DOLLAR GENERAL

Wawa

AT&T

Splash N Blast Rentals & North Port Electric Services

ALDI

NOT INCLUDED

K&J Homegrown Produce

SE HWY 70: 22,500 AADT

planet fitness

KFC

TACO BELL

Culver's

Walgreens

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Property Highlights



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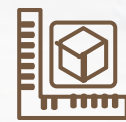
YEAR BUILT/RENOVATED

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SITE AREA

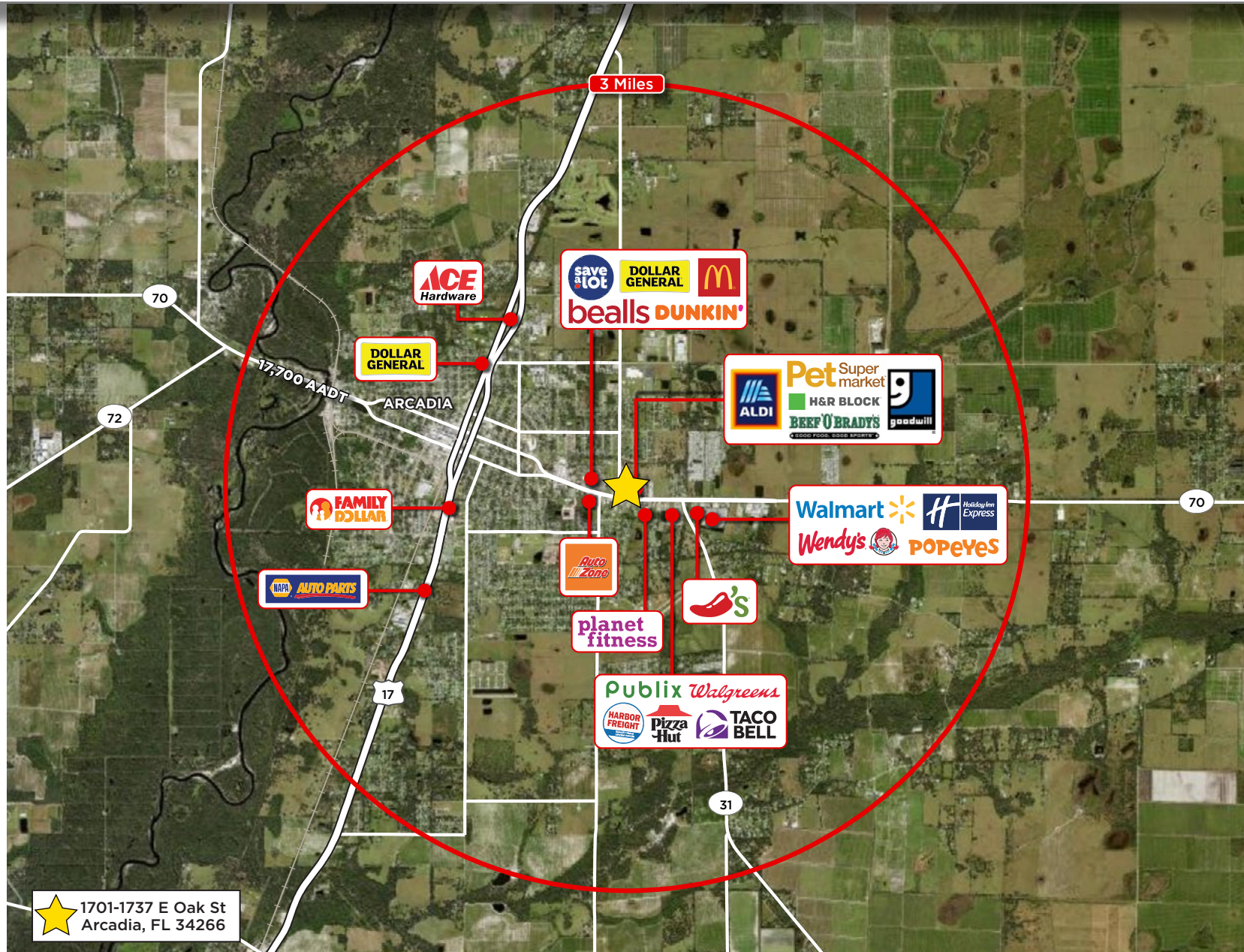
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TOTAL GLA

98,666

TRADE AREA OVERVIEW
Retail Area Map



TRADE AREA OVERVIEW

Arcadia Statistics



AVERAGE INCOME

\$53,942



POPULATION GROWTH

0.41%



OWNER OCCUPIED HOUSING

48.4%



LABOR FORCE

21,818



POPULATION AGES

25-34: 14.3%

LOCAL ACTIVITIES AND ENTERTAINMENT

PEACE RIVER
CAMPGROUND

HISTORIC HEARD
OPERA HOUSE

DESOTO ARTS
CENTER

JOHN MORGAN
INGRAHAM HOUSE
MUSEUM

LAKE KATHERINE

FOSSIL RECOVERY
EXPLORATION

PEACE RIVER
STATE FOREST

DEEP CREEK
PRESERVE AND PARK

ARCADIA PLAZA



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FLORIDA RETAIL SERVICES DECK