

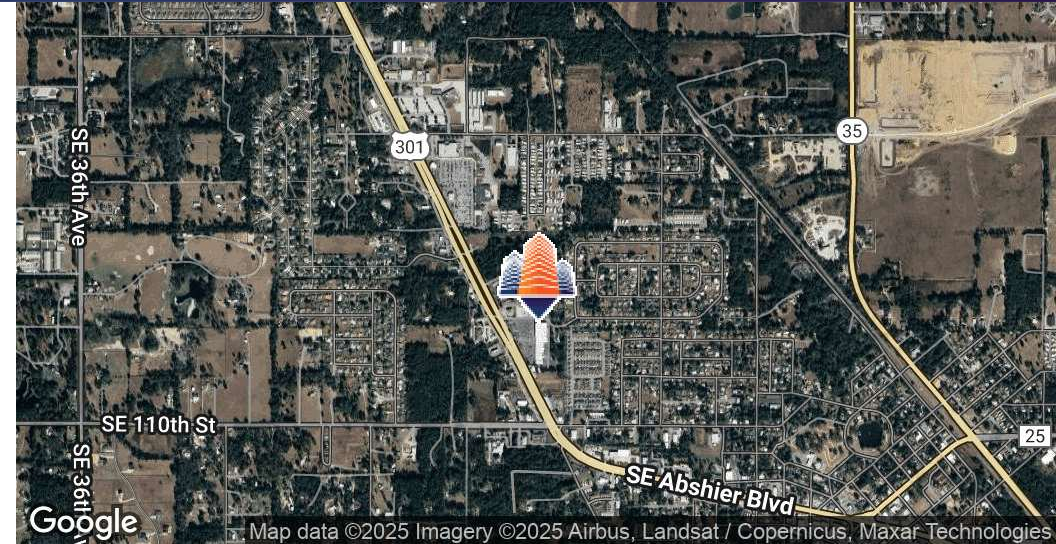
Bellevue Square

10737 U.S. 441, Bellevue, FL 34420



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 1,520 SF, 1,588 SF and 1,870 SF Spaces Available
- Grocery Anchored Center
- Outparcel Available!
- Signalized access for both North and Southbound Traffic
- 3 access points from Hwy 41 which sees 30,500+ cars per day
- Extensive Parking with full circulation for deliveries
- Ideal Uses: Retail, Discount Retail, Medical, and more

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	1,520 SF - 1,870 SF
Lot Size:	9 Acres
Building Size:	74,504 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,911	8,276	23,438
Total Population	4,494	20,633	59,123
Average HH Income	\$77,991	\$78,558	\$77,373

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AERIAL



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SITE PLAN



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LEASE SPACES

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	1,520 - 1,870 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 10819	Available	1,520 SF	NNN	Negotiable	2nd Gen Restaurant
Unit 10837	Available	1,588 SF	NNN	Negotiable	2nd Gen Bar
Unit 10845	Available	1,870 SF	NNN	Negotiable	-

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RETAILER MAP



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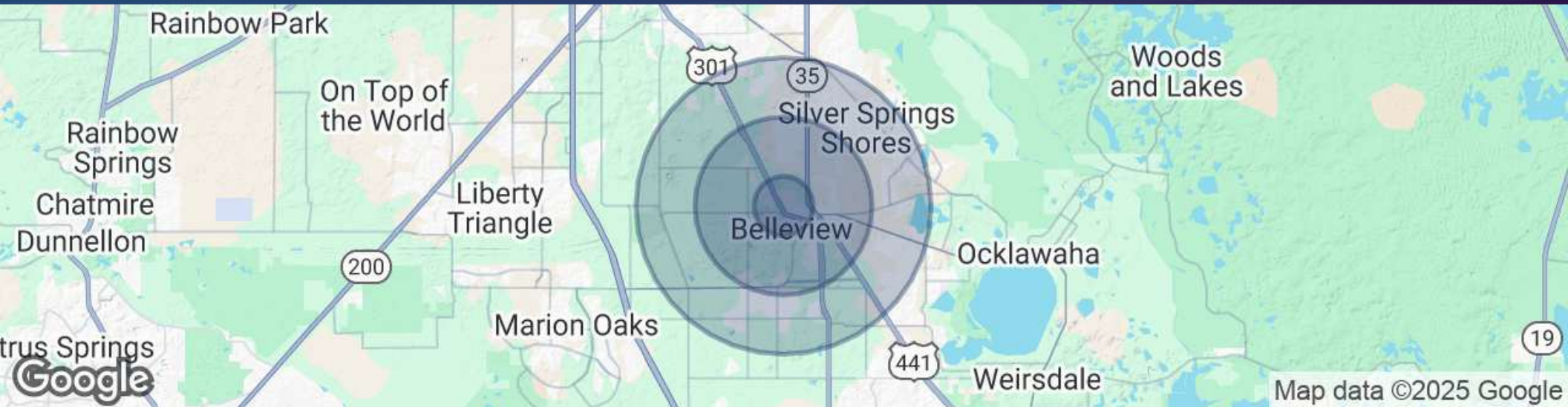
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SERVICES

DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 MILES
Total Population	4,494	20,633	59,123
Average Age	44	43	44
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total Households	1,911	8,276	23,438
# of Persons per HH	2.30	2.47	2.51
Average HH Income	\$77,991	\$78,558	\$77,373
Average House Value	\$306,345	\$334,509	\$313,947

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