

NNN INVESTMENT REGIONAL CREDIT TENANT

FOR SALE

4786-4788 & 4754 PALM BEACH BOULEVARD, FORT MYERS, FL 33905



PRICE: \$954,814

CAP RATE: 7%

NOI: \$66,837

BUILDING SIZE: 3,000± SF

LAND SIZE: 0.77± Acres

LOCATION: Palm Beach Boulevard, just one mile west of I-75, Exit 141

ZONING: C1 - Commercial (Lee County)

YEAR BUILT: 1981

RE TAXES: \$5,527.75 (2016)

PARCEL ID: 04-44-25-04-00026.8100 & 04-44-25-04-00026.8070

INVESTMENT OPPORTUNITY

Freestanding retail building on Palm Beach Boulevard, currently leased by credit tenant Capital Pawn. The property is fully-leased on a NNN lease with lengthy and favorable remaining terms. Capital Pawn was founded in 1990 and has 18 stores in 4 states including Florida, Alabama, Louisiana, and Mississippi. 12 of the company's 18 locations are in the state of Florida.

CONTACT

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HIGHLIGHTS

- Freestanding retail building
- NNN lease
- Regional credit tenant



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2016 DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
EST. POPULATION	7,367	29,825	74,706
EST. HOUSEHOLDS	2,336	10,498	29,205
EST. AVERAGE HOUSEHOLD INCOME	\$45,444	\$51,023	\$51,508
TRAFFIC COUNTS (2015)	23,000 AADT		

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