

# FOR LEASE

25902 North Main Street Altha, FL 32421



## OFFERING SUMMARY

Available SF:	7,630 SF
Lease Rate:	\$5.00 SF/YR (NNN)
Estimated NNN Rate:	\$2.43/SF/YR
Lot Size:	1.47 Acres
Year Built:	2011
Clear Height	13'
Parking Spaces:	27 Spaces

## PROPERTY OVERVIEW

7,630 SF retail/warehouse box available for lease in the heart of Altha, Florida adjacent to Dollar General and Smith's Supermarket. The property possesses 13' clear height, HVAC, security cameras, bathrooms and 27 parking spots. Ideal opportunity for any business in need of conditioned retail/warehouse space with an abundance of parking in the central Florida Panhandle.

## DEMOGRAPHICS

	1 MILE	10 MILES	30 MILES
Total Households	32	3,817	33,893
Total Population	91	10,093	99,740
Average HH Income	\$46,441	\$48,238	\$47,986



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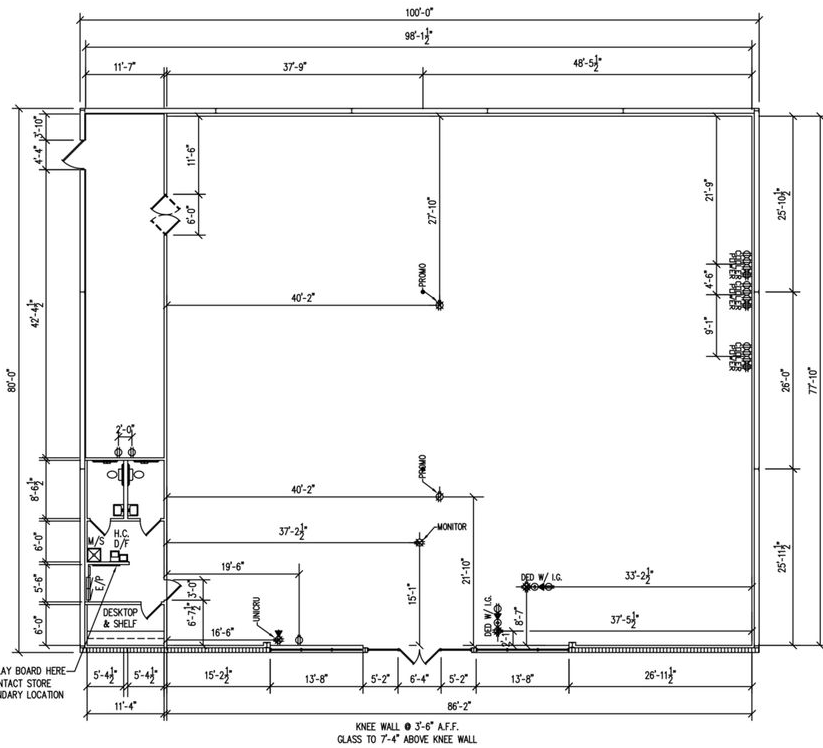
✉ **E. Slaton Murray**  
+1 850 294 8521  
slaton@talcor.com

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**NAITALCOR**

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PIGTAIL LIST	
QTY & ITEM # OF D & P PLUGS	
2	GREEN (04-1G) & 2 BROWN (03)
1	GREEN (04-1G)
0	GREEN (04-1G)
0	GREEN (04-1G)
2	BROWN (03)
0	BROWN (03)
FREEZER & COOLER - BROWN (624FDS006)	
ADD FOR SINGLE PHASE WHP 10B-35FT. (624FDS007)	
MONITOR PLUG BROWN WITH DUPLEX (000MWS4F)	
NOTE: ALL POWER IS TO BE DROPPED FROM CEILING AT LOCATIONS SPECIFIED ON FLOOR PLAN.	

ELECTRICAL LOCATIONS MUST BE VERIFIED BY FDS PROJECT MANAGER PRIOR TO INSTALLATION.

10401 MONROE ROAD  
MATTWEYS, NC 28105

PROJECT #:  
**700647**

STORE #:  
**8632**

LOCATION:  
**ALTHA, FL**

DESCRIPTION:  
**FLOOR PLAN**

CONCEPT:  
**CR-2**

**REVISIONS**

AMP - CALENDAR / AS BUILT - 5.25.11

**NEW STORE**

TEMPLATE: PROTOTYPE 8000W	
FURNITURE ORDERED: YES/NO	ORDER DATE: 00/00/00
CALENDAR DATE: 6.30.11	SALES PROJECTION: 800,000
INTERIOR SQ. FT.: 7,630	SALES SQ. FT.: 6,710
AA CLASS: VERY LOW	HP/PAV: VERY LOW
APPRAISAL RISK: MED	LIQUID COUNT: PROVIDE 12
AGE: 100	RISK CLASS: 0
CEILING HEIGHT: OPEN DECK	SCALE: 1/16" = 1'-0"
DATE: 04/08/11	WORK BY: LP

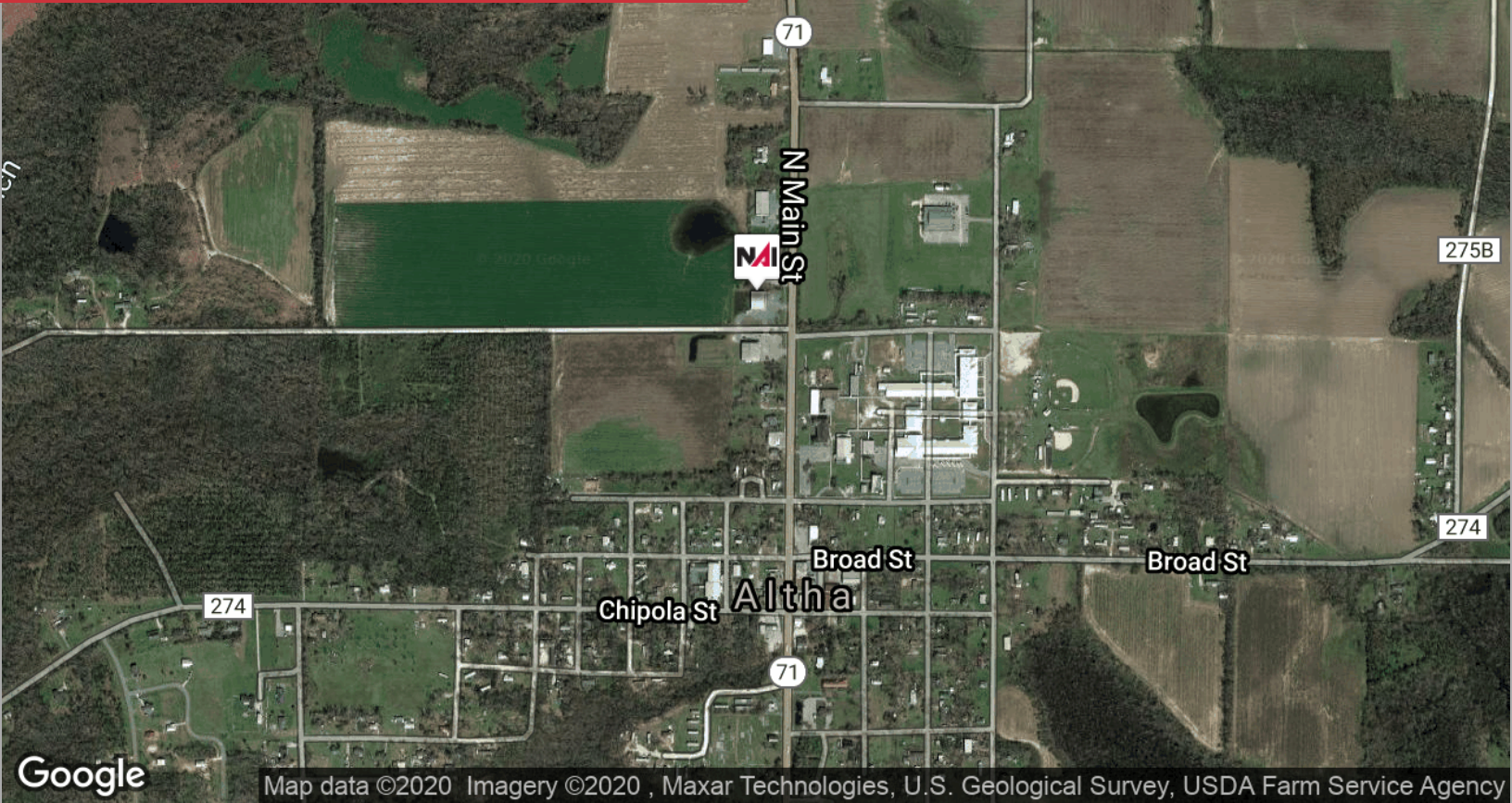
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**NAI TALCOR**