

FAIRWAY LAKES COMMONS // 11940 FAIRWAY LAKES DR  
 RETAIL PROPERTY FOR SALE



**OFFERING SUMMARY**

|                          |             |
|--------------------------|-------------|
| Sale Price:              | \$3,170,000 |
| Cap Rate:                | 6.84%       |
| Pro Forma 2026 NOI:      | \$216,700   |
| Annual Rent Escalations: | 4%-5%       |
| Lot Size:                | 0.41 Acres  |
| Year Built:              | 1992        |
| Building Size:           | 10,485 SF   |
| Renovated:               | 2024        |
| Zoning:                  | PUD         |
| Market:                  | SWFL        |
| Submarket:               | Gateway     |
| Price / SF:              | \$302.34    |

**PROPERTY OVERVIEW**

Presenting an exceptional retail investment opportunity! This 10,385 SF property, built in 1992 and renovated in 2024, 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.

Units 4, 5 and 6/7 have all been converted to new NNN long-term leases and all with personal guarantees and the property overall expenses are below market which allows NOI to grow without being pressured from the expense side of the equation!

**PROPERTY HIGHLIGHTS**

- High Value Buildouts
- Recently renovated in 2024
- 100% occupancy
- Long-Term NNN Leases

FOR SALE

SHOPPING CENTER FOR SALE // 11940 FAIRWAY LAKES DR  
SHOPPING CENTER FOR SALE



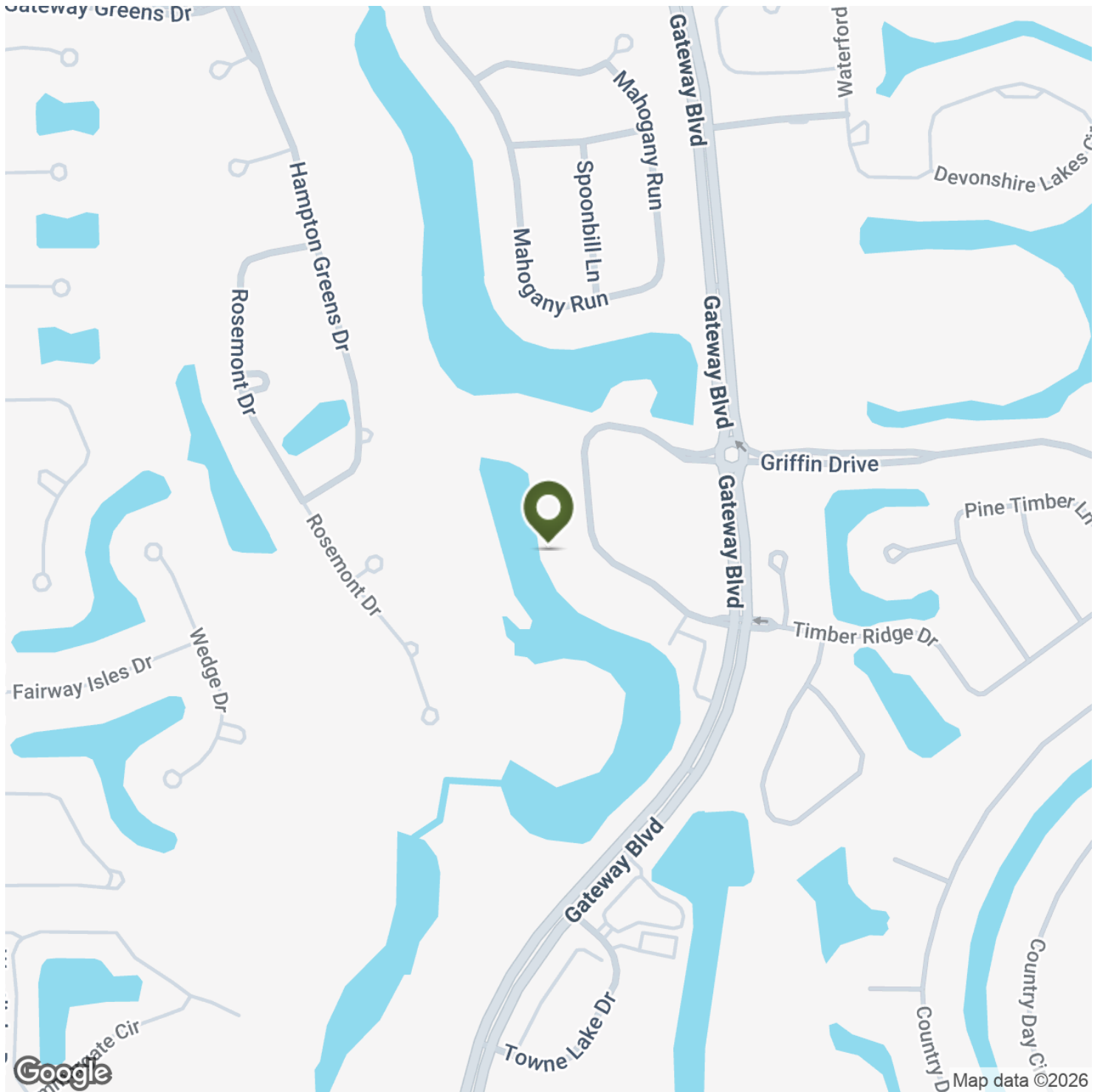
NICHOLAS PAULUS

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FOR SALE

AERIAL OF SHOPPING CENTER // 11940 FAIRWAY LAKES DR  
AERIAL OF SHOPPING CENTER



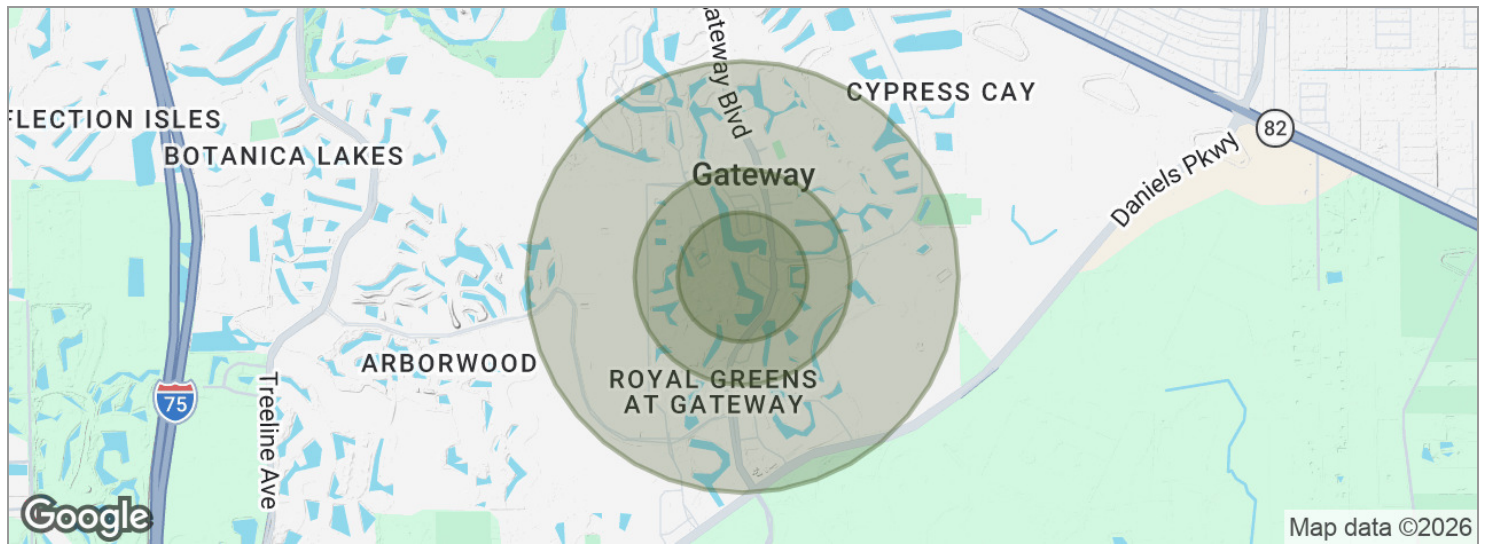
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DEMOGRAPHICS // 11940 FAIRWAY LAKES DR

# DEMOGRAPHICS



| POPULATION          | 0.3 MILES | 0.5 MILES | 1 MILE |
|---------------------|-----------|-----------|--------|
| Total population    | 697       | 1,726     | 5,245  |
| Median age          | 50.3      | 50.6      | 52.2   |
| Median age (Male)   | 49.5      | 50.0      | 51.8   |
| Median age (Female) | 53.8      | 53.7      | 54.6   |

| HOUSEHOLDS & INCOME | 0.3 MILES | 0.5 MILES | 1 MILE    |
|---------------------|-----------|-----------|-----------|
| Total households    | 311       | 769       | 2,338     |
| # of persons per HH | 2.2       | 2.2       | 2.2       |
| Average HH income   | \$132,246 | \$134,631 | \$139,400 |
| Average house value | \$474,391 | \$474,252 | \$470,223 |

\* Demographic data derived from 2020 ACS - US Census

LISTING BROKER // 11940 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 &amp; 2018, 2019

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