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MARKETS



1481 PINE ISLAND RD

NEW CONSTRUCTION
CAPE CORAL, FLORIDA



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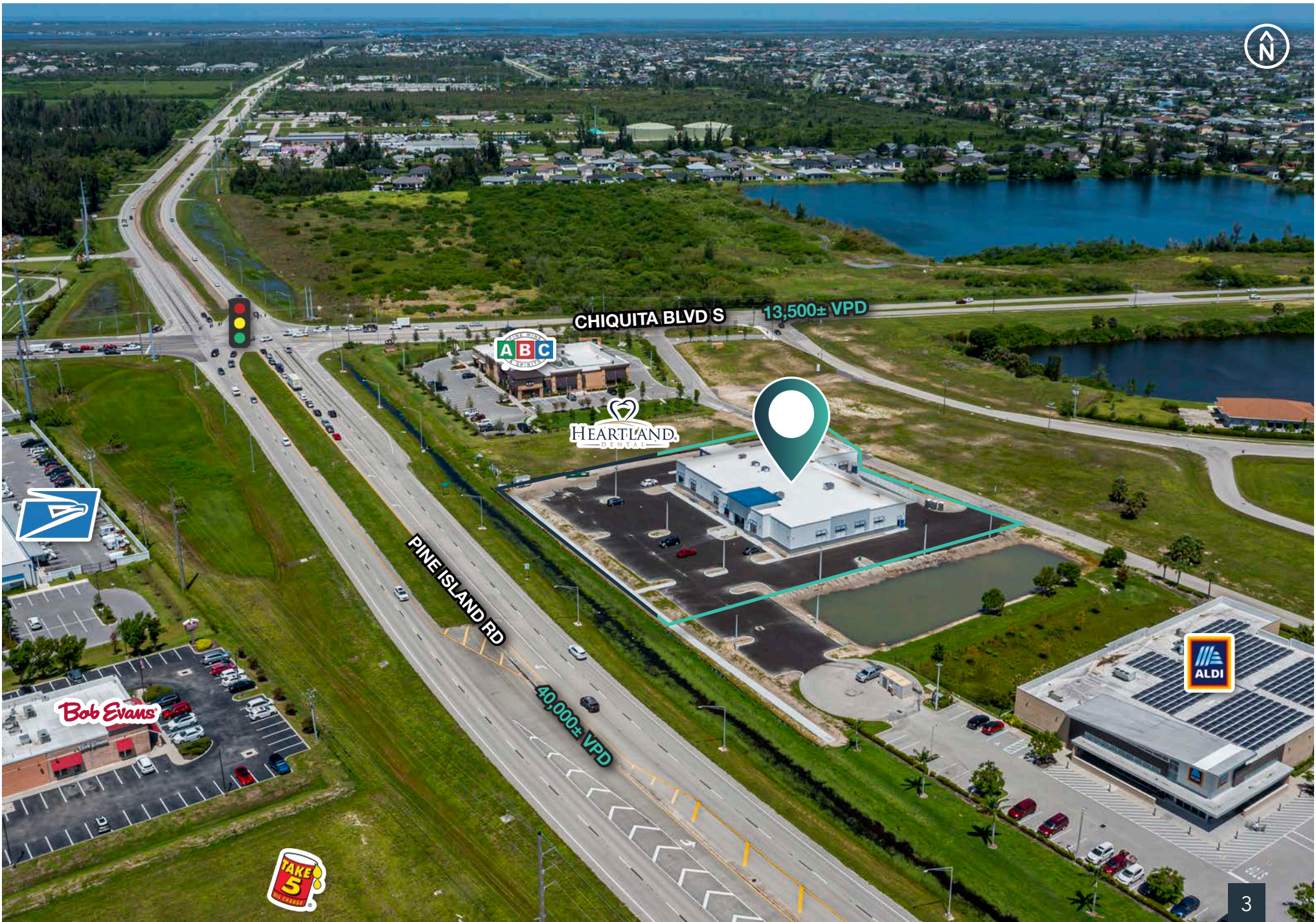
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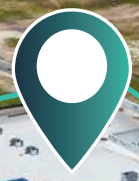


CHIQUITA BLVD S

13,500± VPD

PINE ISLAND RD

40,000± VPD



OFFERING

OFFERING PRICE	\$6,500,000
CAP RATE	6.46%
BASE TERM	15 Years
OPTIONS	Three 5 Year Options to Renew
RENT COMMENCEMENT	September 2024
NOI	\$420,000 w/ 5% increases every 5 years
TYPE	NNN

PROPERTY SPECIFICATIONS

ADDRESS	1481 Pine Island Rd. Cape Coral, FL 33991
BUILDING	20,000 ± SF
ACREAGE	2.81 ± AC
PARKING	90 spaces
PROPERTY STATUS	Under Construction
BUILDING TYPE	Concrete Block

HIGHLIGHTS:

- Goodwill SWFL is one of the strongest Regional brands in Florida with over \$50 million in annual revenue and growing every year.
- Goodwill continues to see consistent growth with 38 Retail & Donation Centers currently and expectations to have over 45 in the next two years.
- The property is situated on the highly sought after retail corridor of Pine Island Rd with ample frontage and visibility.
- All corners of the Pine Island & Chiquita intersection are experiencing significant retail development.
- New tenants include: 76 Gas Station, USPS, Take 5 Oil Change, Aldi, ABC Liquor, and a 55,000 SF grocer named Farmer Joes.
- Goodwill is committed to financial transparency at which you can view on [Guidestar.org](https://www.guidestar.org)



TENANT	SQUARE FEET	PSF BASE RENT	BASE RENT	TERM	EXPECTED LEASE COMMENCEMENT	BASE TERM EXPIRATION	LEASE TYPE
Goodwill	20,000± SF	\$21.00/SF	\$420,000	15 YEAR BASE TERM	September 2024	2039	NNN
TOTAL:			\$420,000				

TERM	YEARS	ANNUAL RENT	PSF
PRIMARY TERM	1 - 5	\$420,000	\$21.00
PRIMARY TERM	6 - 10	\$441,000	\$22.05
PRIMARY TERM	11 - 15	\$463,000	\$23.15
1ST RENEWAL TERM	16 - 20	\$486,200	\$24.31
2ND RENEWAL TERM	21 - 25	\$510,400	\$25.52
3RD RENEWAL TERM	26 - 30	\$536,000	\$26.80



LEASE SUMMARY

TENANT OBLIGATIONS

Goodwill shall keep and maintain in good order and repair during the initial Lease Term and all Renewal Periods all parts of the Property.

This includes but is not limited to the roof, foundation, windows, pipes, plumbing, wiring, electrical systems, sprinkler systems, heating systems, air conditioning systems, all exterior curbing, guttering, sidewalks and paved surfaces.

ASSIGNMENT

Goodwill agrees not to assign, sublet, mortgage, pledge or encumber any part of the Property, or permit the use of any part of the Property by any licensee without first obtaining written consent from Landlord.

OPTIONS: NOTICE OF ELECTION TO EXTEND

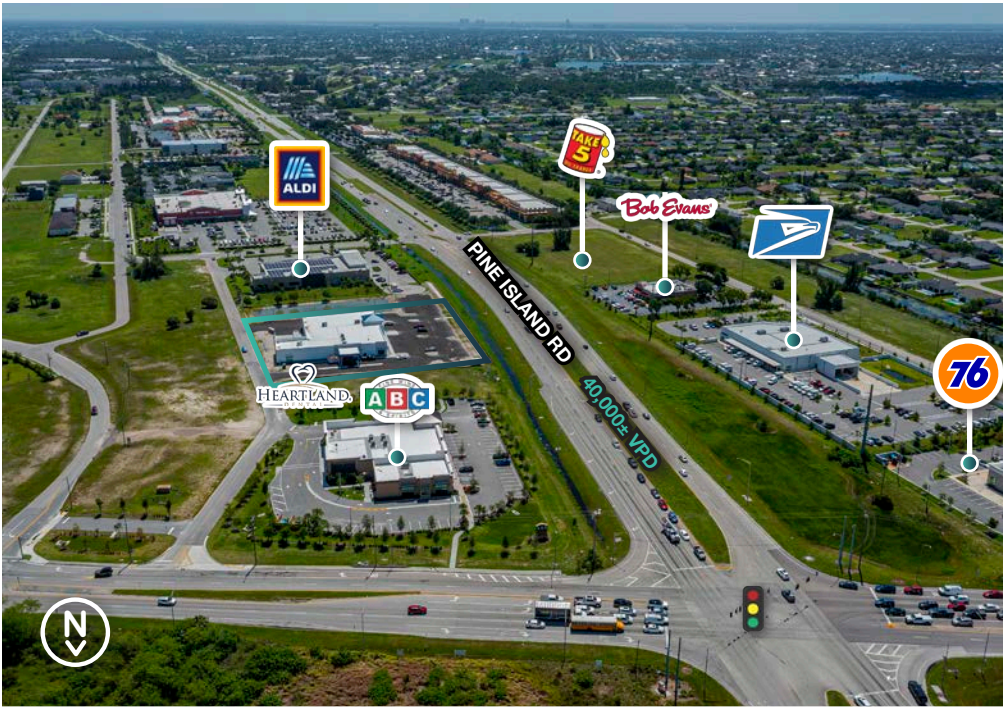
In the event Goodwill elects to extend the term, Goodwill shall give written notice of at least six (6) months prior to the expiration of the then-current Term to extend.

EXPIRATION OF TERM: HOLDING OVER

If Goodwill remains in possession of the Property or any part thereof after the expiration of the Initial Lease Term or any renewal period of this Agreement with Piedmont's acquiescence and without any written agreement between the parties, Goodwill shall be only tenant at will and there shall be no renewal of this Agreement.

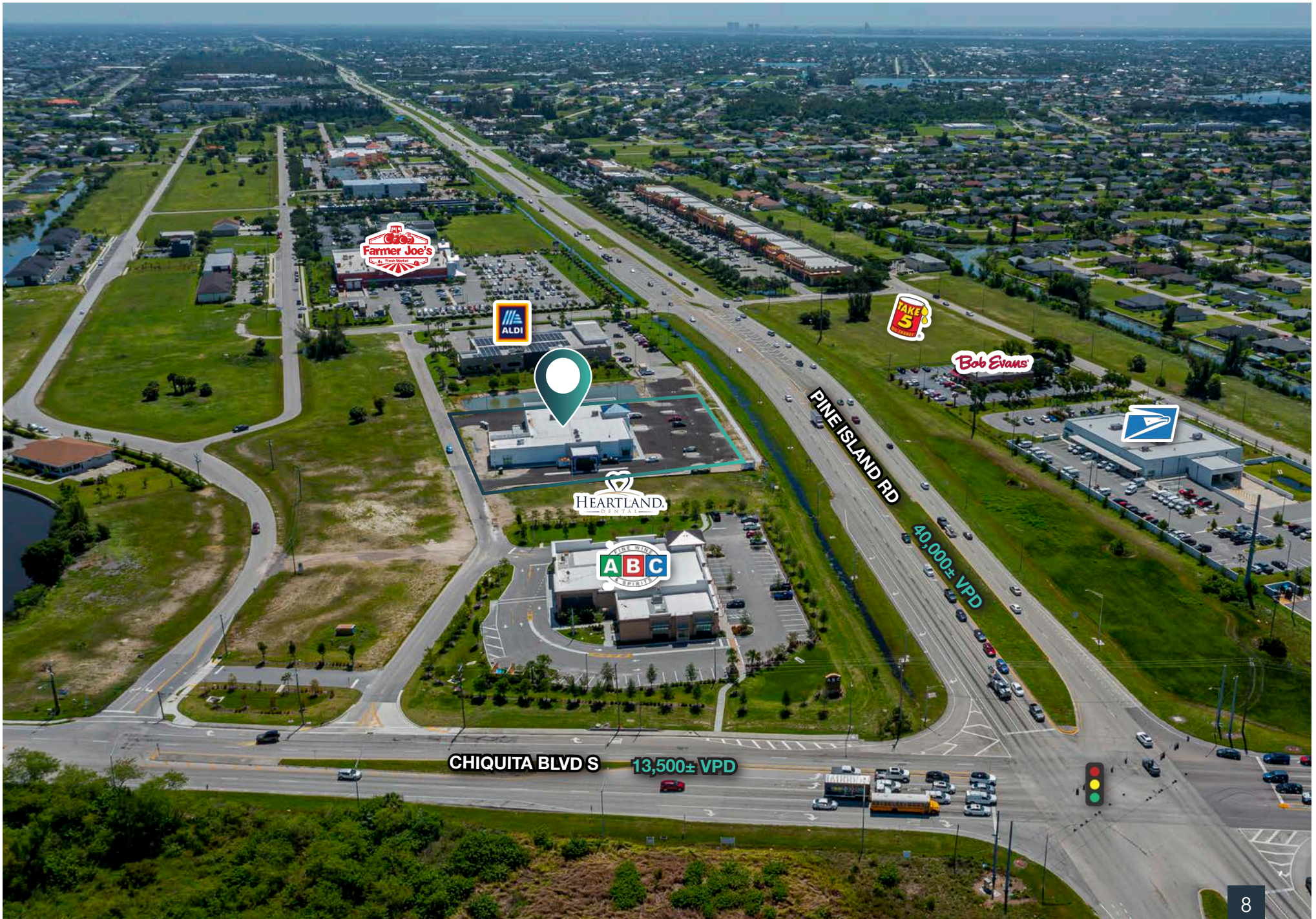
USE OF PROPERTY

Goodwill will use and occupy the Property as a center for the processing of donated items, as a retail store, and to provide employment and training services.

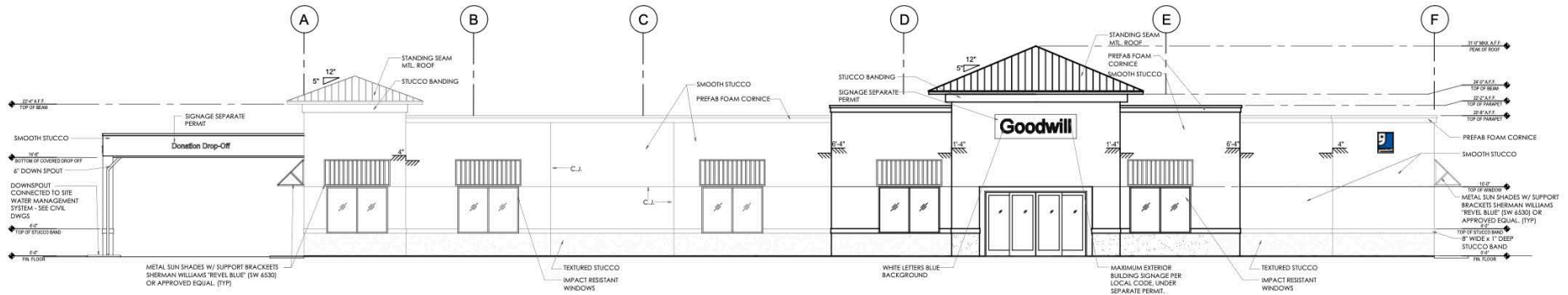


MARKET MAP



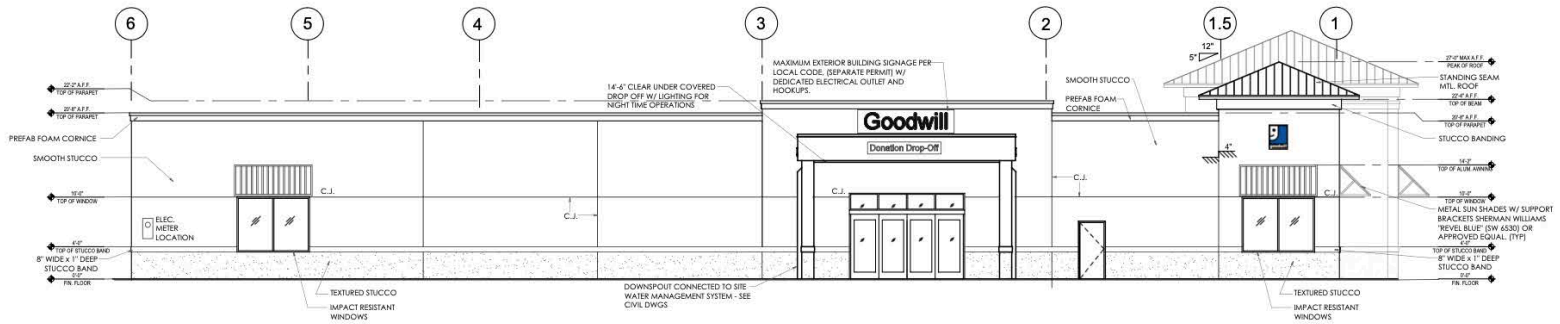






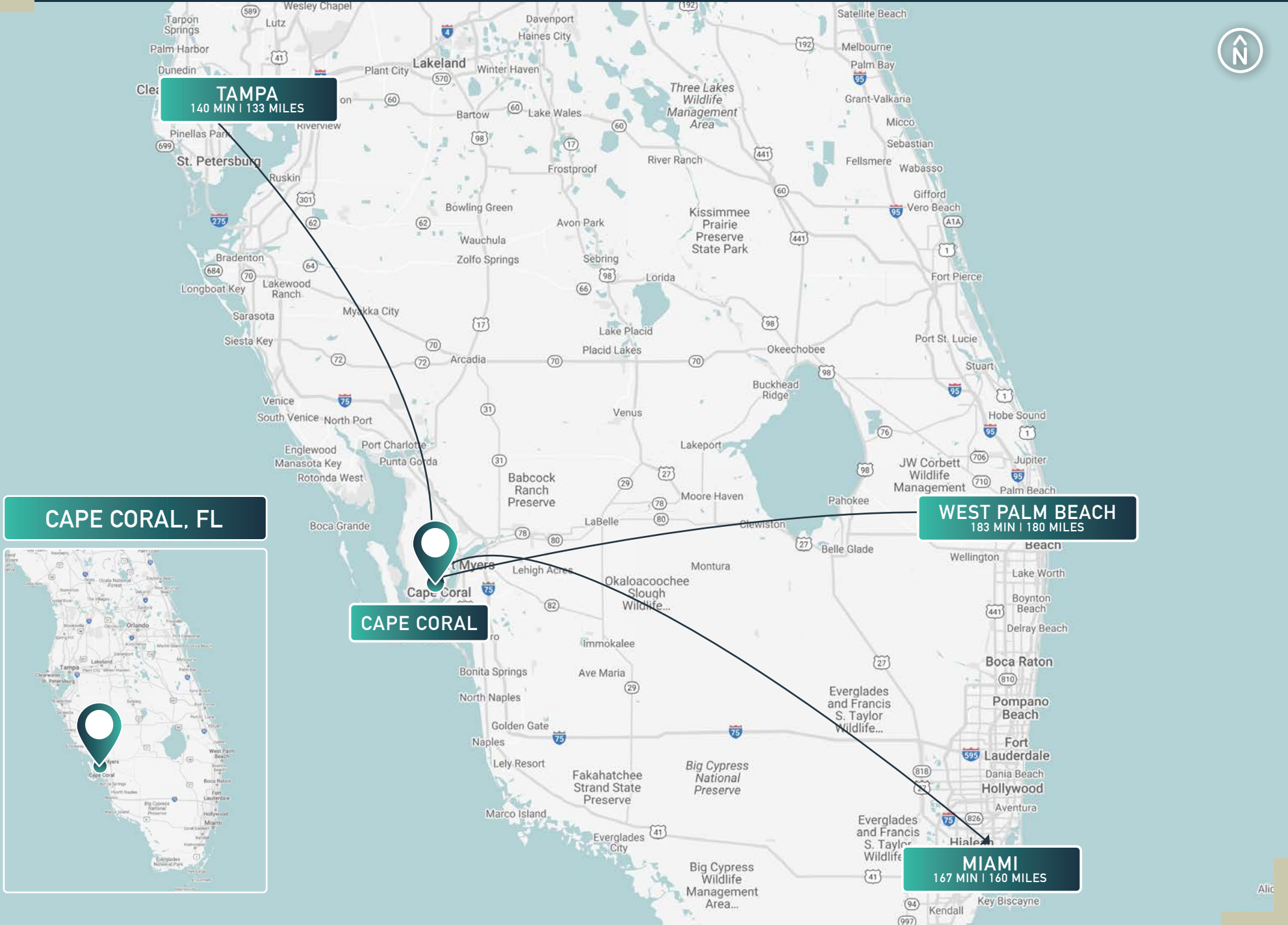
G1 SOUTH ELEVATION (FRONT)

SCALE 1/8" = 1'-0"



A1 WEST ELEVATION (LEFT-SIDE)

REGIONAL LOCATION





Goodwill Industries of Southwest Florida (Goodwill SWFL) is a 501(c)(3) nonprofit organization that has been helping people with disabilities and disadvantages in the five county areas of **Lee, Collier, Charlotte, Hendry and Glades Counties** since 1966. The organization employs more than 950 individuals throughout its service area and serves tens of thousands of individuals each year through its programs and services primarily within its eight (8) Community Resource Centers.

Our programs and services are designed to provide a path for individuals by offering life-changing opportunities to achieve independence. These include: free employment and career services; digital training; disability-accessible housing; adult day training for people with developmental disabilities (Pathways to Opportunity), small business training (Goodwill SWFL MicroEnterprise Institute); and community outreach services. **Goodwill SWFL** has 28 Retail & Donation Centers throughout southwest Florida which serve as the main revenue source to support our mission. Ninety (90) cents of every dollar supports our programs and services here in Southwest Florida.



CAPE CORAL, FLORIDA

Cape Coral is a city located in Lee County, Florida, United States, on the Gulf of Mexico. Founded in 1957 and developed as a planned community, the city's population has grown to 194,016 as of the 2020 Census, a rise of 26% from the 2010 Census, making it the 117th most populous city in the United States. With an area of 120 square miles, Cape Coral is the largest city between Tampa and Miami in both population and area. It is the largest and principal city in the Cape Coral – Fort Myers, Florida Metropolitan Statistical Area. The city has over 400 mi of navigable waterways, more than any other city on earth.

Cape Coral history began in 1957 when two brothers from Baltimore, Maryland, Leonard and Jack Rosen, flew over the peninsula known as Redfish Point, across the Caloosahatchee River near present-day Fort Myers. Cape Coral was founded as Redfish Point. Leonard and Jack Rosen, who were real-estate developers, and a small group of partners purchased a 103-square-mile tract known as Redfish Point for \$678,000 in that year and, in 1958, began development of the city as a master-planned, pre-planned community.

Development continued through the early 1960s, mostly on Redfish Point, south of Cape Coral Parkway. By 1963, the population was 2,850; 1,300 buildings had been finished or were under construction; 80 mi of road had been built, and 160 mi of canals had been dug. The public yacht club, a golf course, medical clinic and shopping center were up and running. A major addition for Cape Coral was the construction of the 3,400 feet long Cape Coral Bridge across the Caloosahatchee River, which opened in early 1964. Before the bridge, a trip to Fort Myers was more than 20 mi via Del Prado Boulevard and over the Edison Bridge to cross the river.

Cape Coral has been growing at a rate of nearly 7 percent per year, making it the fourth fastest growing city in the United States among cities with populations more than 100,000, according to the U.S. Census.

DEMOGRAPHIC PROFILE

	1 MILE	3 MILE	5 MILE
POPULATION			
2023 Estimated Population	7,029	66,380	154,401
2028 Projected Population	8,526	83,144	195,768
2020 Census Population	6,664	60,514	137,823
2010 Census Population	5,662	50,137	114,125
Projected Annual Growth 2023 to 2028	4.3%	5.1%	5.4%
Historical Annual Growth 2010 to 2023	1.9%	2.5%	2.7%
2023 Median Age	43.7	45.9	47.9
HOUSEHOLDS			
2023 Estimated Households	2,589	25,342	61,554
2028 Projected Households	3,231	32,550	79,846
2020 Census Households	2,461	23,647	56,331
2010 Census Households	2,086	19,582	46,460
Projected Annual Growth 2023 to 2028	5.0%	5.7%	5.9%
Historical Annual Growth 2010 to 2023	1.9%	2.3%	2.5%
INCOME			
2023 Estimated Average Household Income	\$87,373	\$92,618	\$86,025
2023 Estimated Median Household Income	\$67,867	\$69,116	\$68,023
2023 Estimated Per Capita Income	\$32,184	\$35,418	\$34,353
BUSINESS			
2023 Estimated Total Businesses	871	4,419	9,308
2023 Estimated Total Employees	4,438	21,831	48,012
2023 Estimated Employee Population per Business	5.1	4.9	5.2
2023 Estimated Residential Population per Business	8.1	15.0	16.6



KEY FACTS

66,380
POPULATION

45.9
MEDIAN AGE

\$92,618
AVG HH INCOME

BUSINESSES

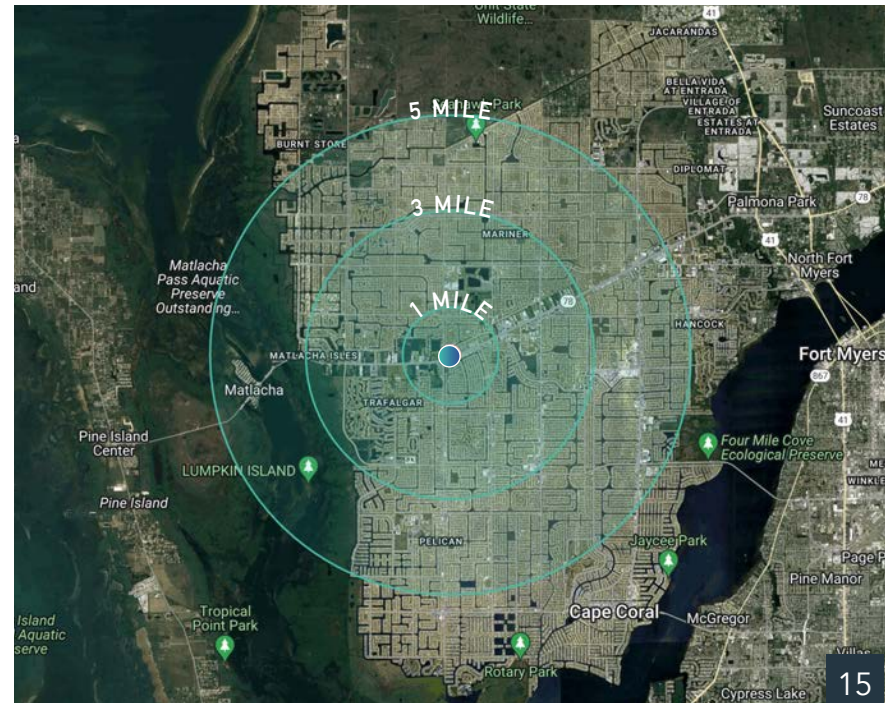
4,419
TOTAL BUSINESSES

21,831
TOTAL EMPLOYEES

INCOME

\$69,116
MEDIAN HH INCOME

\$35,418
PER CAPITA INCOME





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\$350,000,000+
INVESTMENT SALES TRANSACTIONS

NATIONAL INFLUENCE • REGIONAL PRESENCE • LOCAL EXPERTISE



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