



SHOPPES OF
Paris

NAIRED COMMERCIAL
REAL ESTATE

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PROPERTY OVERVIEW

TOTAL SF	16,000 SF
LOT SIZE	2.8 ACRES +/-
YEAR BUILT	2007
ZONING	Commercial

- **Cap Rate: 7.00%**
- **NOI: \$232,629.52**

- **STRONG BRANDS:** 2 out of the 4 tenants are national brands and 1 is regional credit
- **PROXIMITY:** Shoppes of Paris is located across the street from a Walmart Super Center- the most visited retailer in the market (per Placer AI)

DEMOGRAPHICS



POPULATION
 1 MILE: 4,698
 3 MILES: 21,497
 5 MILES: 30,472



AVERAGE HOUSEHOLD INCOME
 1 MILE: \$79,436
 3 MILES: \$67,746
 5 MILES: \$64,380





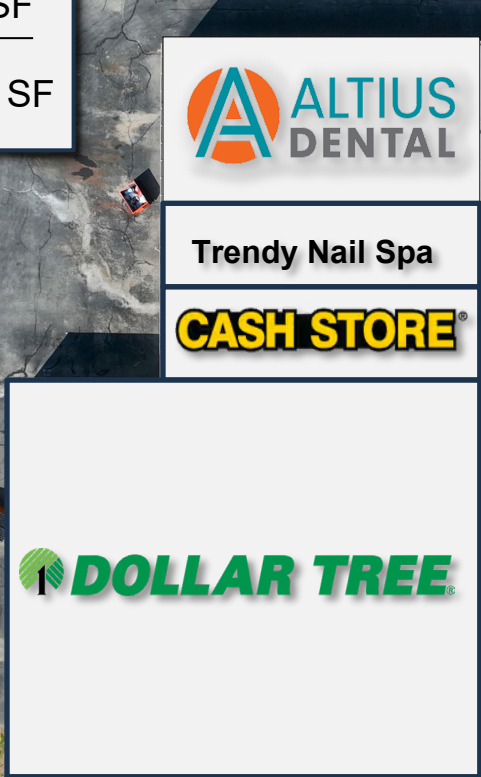
TOTAL HOUSEHOLDS
 1 MILE: 1,997
 3 MILES: 8,881
 5 MILES: 12,473



- ON HIGHWAY 82
- 1.2 MILES FROM US 271
- 4.5 MILES FROM HIGHWAY 19/24

SHOPPES OF PARIS SITE PLAN

 ALTIUS DENTAL	3,000 SF
Trendy Nail Spa	1,500 SF
CASH STORE®	1,500 SF
 DOLLAR TREE	10,000 SF



16,371 VPD

SHOPPES OF PARIS



Walmart

SUBWAY WINGSTOP Great Clips planet fitness SCOOTER'S COFFEE

Applebee's

TACO BELL

McDonald's

SEVEN BROS DRIVE THRU COFFEE

Chicken EXPRESS

petco

SHOPPES OF Paris

SHOPPES OF PARIS AERIAL

