

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 10,485 SF property, originally built in 1992 and thoughtfully renovated in 2025, is strategically positioned in the high-growth SWFL market and offers 100% occupancy. Featuring a flexible five-unit layout and PUD zoning, this turnkey asset delivers both immediate cash flow and long-term upside. The fully leased center provides stable income from day one, making it an ideal addition to any retail or neighborhood center investment portfolio. Units 4, 5, and 6/7 have recently been converted to new long-term NNN leases, each backed by personal guarantees, further enhancing income security. The property's current CAM of just \$5.00 per SF is significantly below market, creating a compelling opportunity for future NOI growth without excessive pressure from operating expenses. The building is in excellent condition, featuring new 7-inch gutters and an ADA-compliant parking lot, offering investors a well-maintained, low-management asset with strong fundamentals for continued success and future growth.

PROPERTY HIGHLIGHTS

- High Value Buildouts
- Recently renovated in 2025
- 100% occupancy
- Long-Term Leases

NICHOLAS PAULUS

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FOR SALE

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



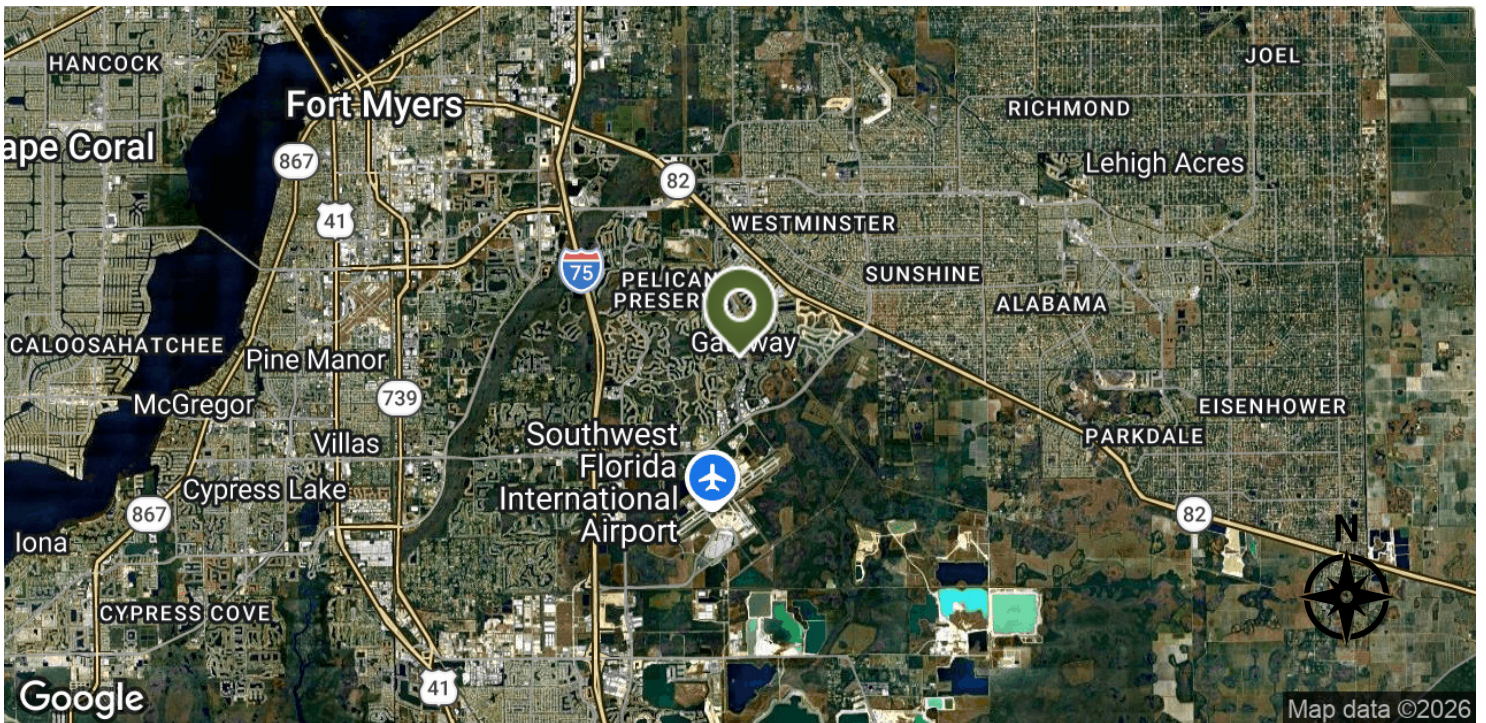
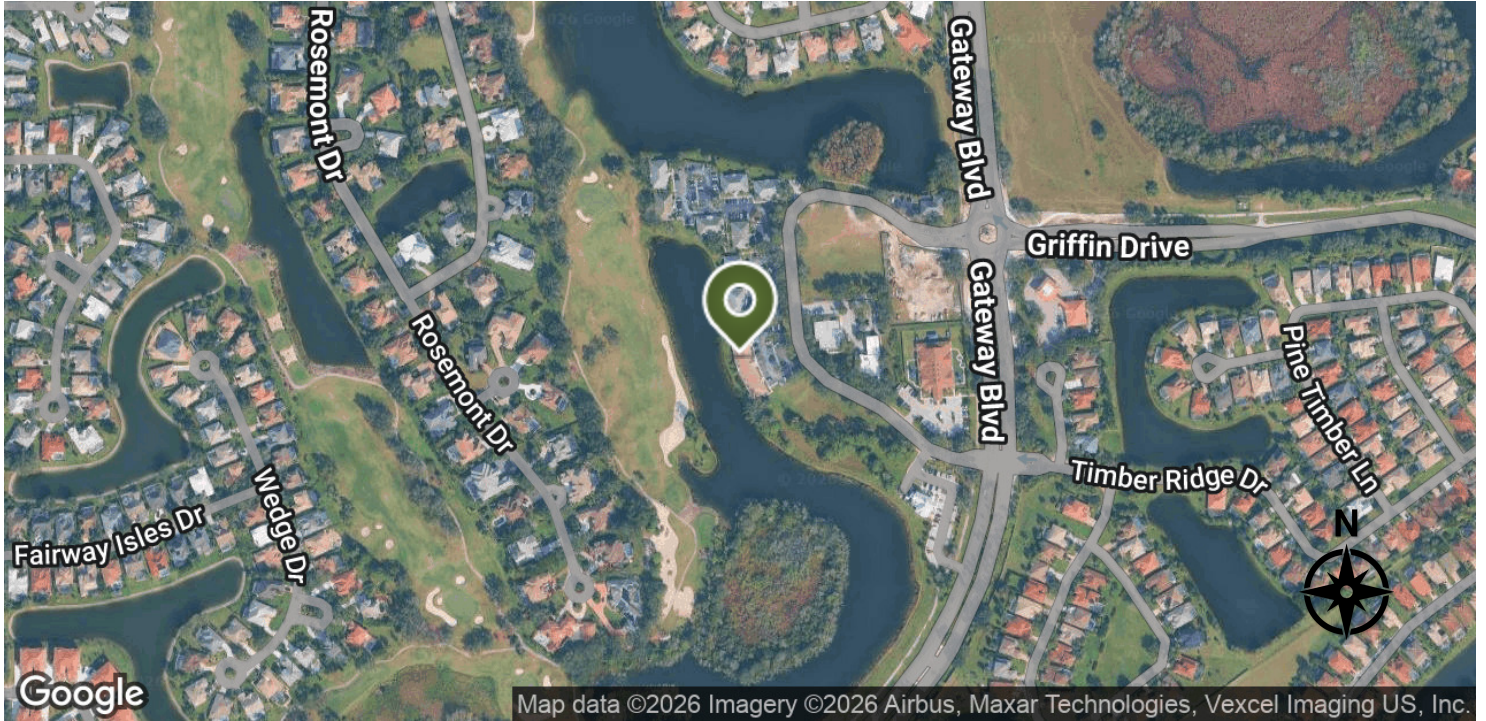
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AERIAL OF SHOPPING CENTER // 11940 FAIRWAY LAKES DR AERIAL OF SHOPPING CENTER



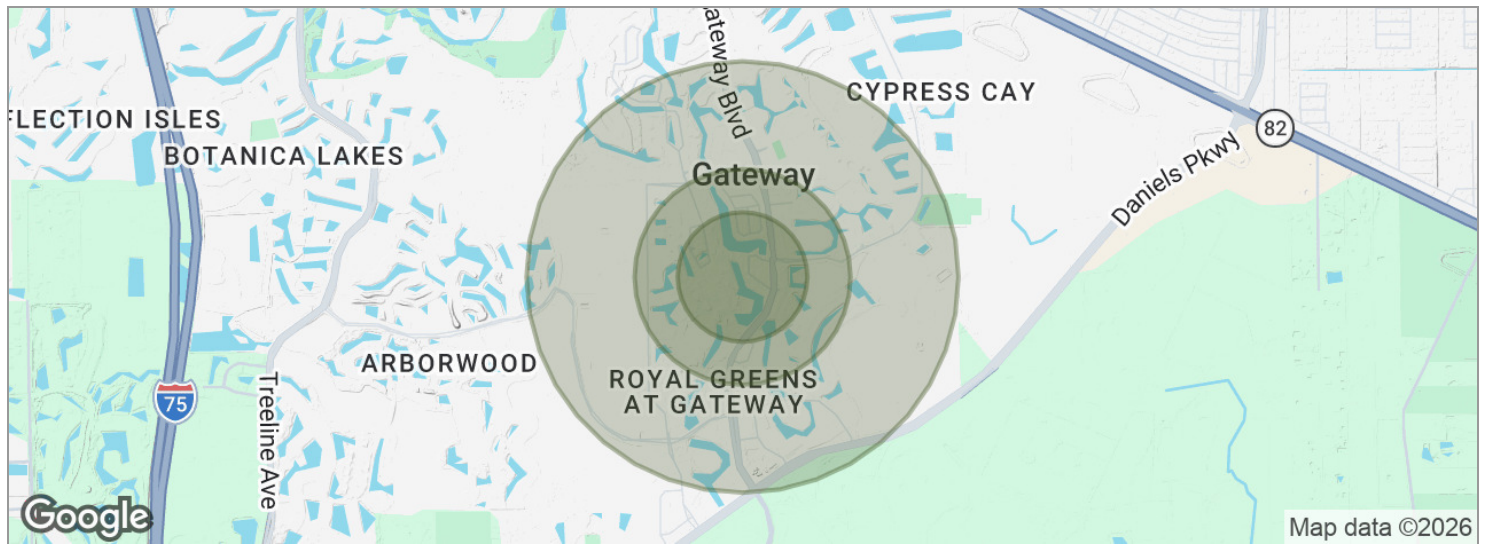
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DEMOGRAPHICS // 11940 FAIRWAY LAKES DR

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 & 2018, 2019

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