

Wauchula Plaza

1010 South 6th Avenue, Wauchula, FL 33873



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY

Creative Deal
Structures
Available

PROPERTY HIGHLIGHTS

- Availability: 3,700, 10,000, & 11,000 SF
- 3,700 SF and 10,000 SF spaces are endcap units
- Outparcels Available
- Anchored by Save-a-lot grocer & Anytime Fitness
- Conveniently located on 6th Ave with multiple access points
- Plentiful parking (+/- 300 spaces) including rear access/parking with full circulation for deliveries.
- Pylon signage available
- Traffic counts: 6th Ave/Stenstrom Rd: +/-20,000 AADT
- Double Doors and Lift Station available for the bigger units.
- Ask about our Ground Lease Opportunities!

OFFERING SUMMARY

Lease Rate:	Negotiable
Available SF:	3,700 SF - 11,000 SF
Lot Size:	7.52 Acres
Building Size:	69,500 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	1,283	3,286	5,172
Total Population	3,800	9,823	15,122
Average HH Income	\$49,664	\$60,707	\$66,605

Eric Portnoy

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7575 Dr. Phillips Blvd, Ste 390

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PROPERTY PHOTOS



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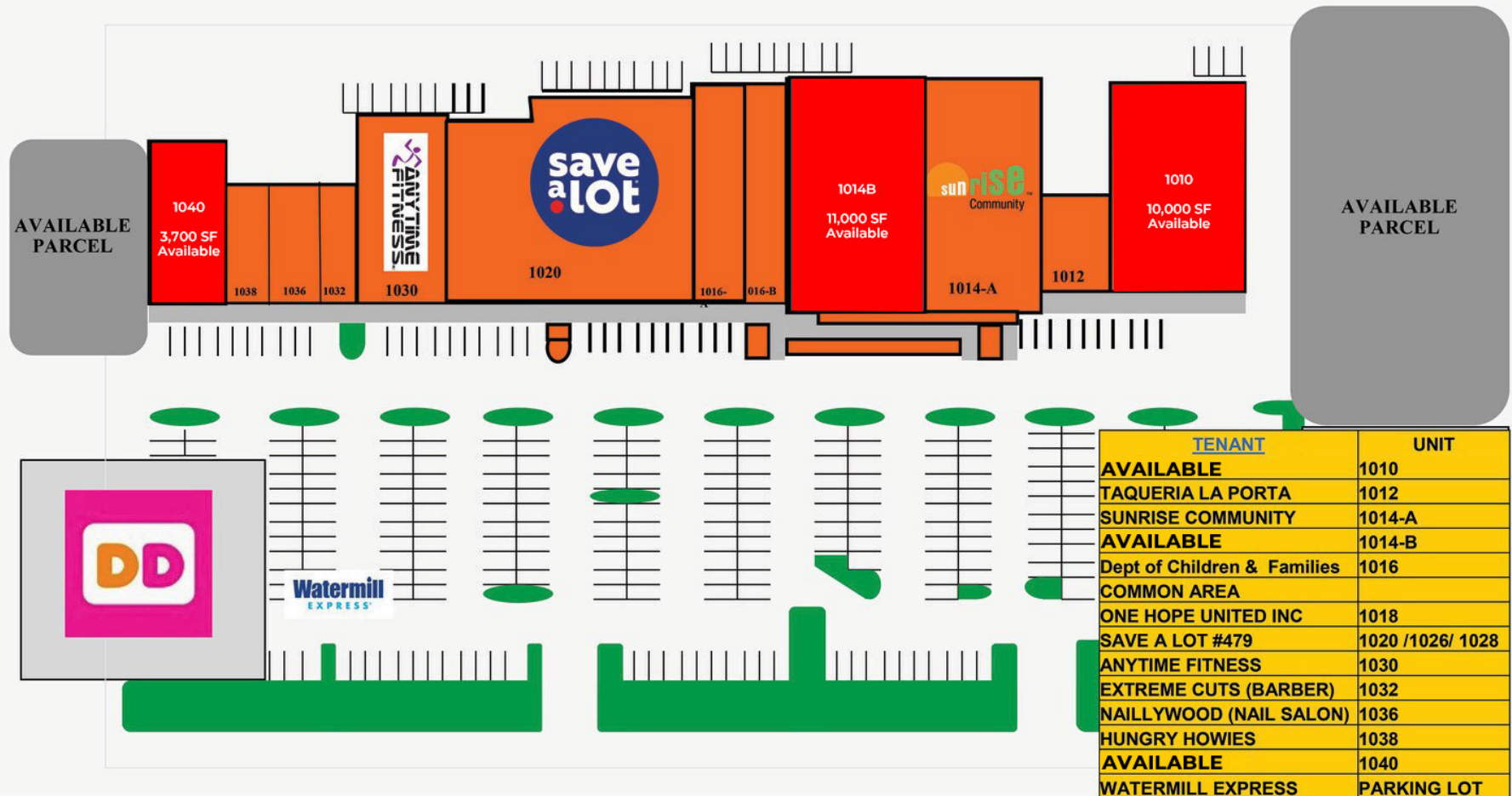
SITE PLAN



EQUITY
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WAUCHULA SHOPPING CENTER

1010-1040 6TH AVENUE
WAUCHULA, FLORIDA 33873



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LEASE SPACES

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	3,700 - 11,000 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Unit 1040	Available	3,700 SF	NNN	Negotiable
Unit 1010	Available	10,000 SF	NNN	Negotiable
Unit 1014B	Available	11,000 SF	NNN	Negotiable

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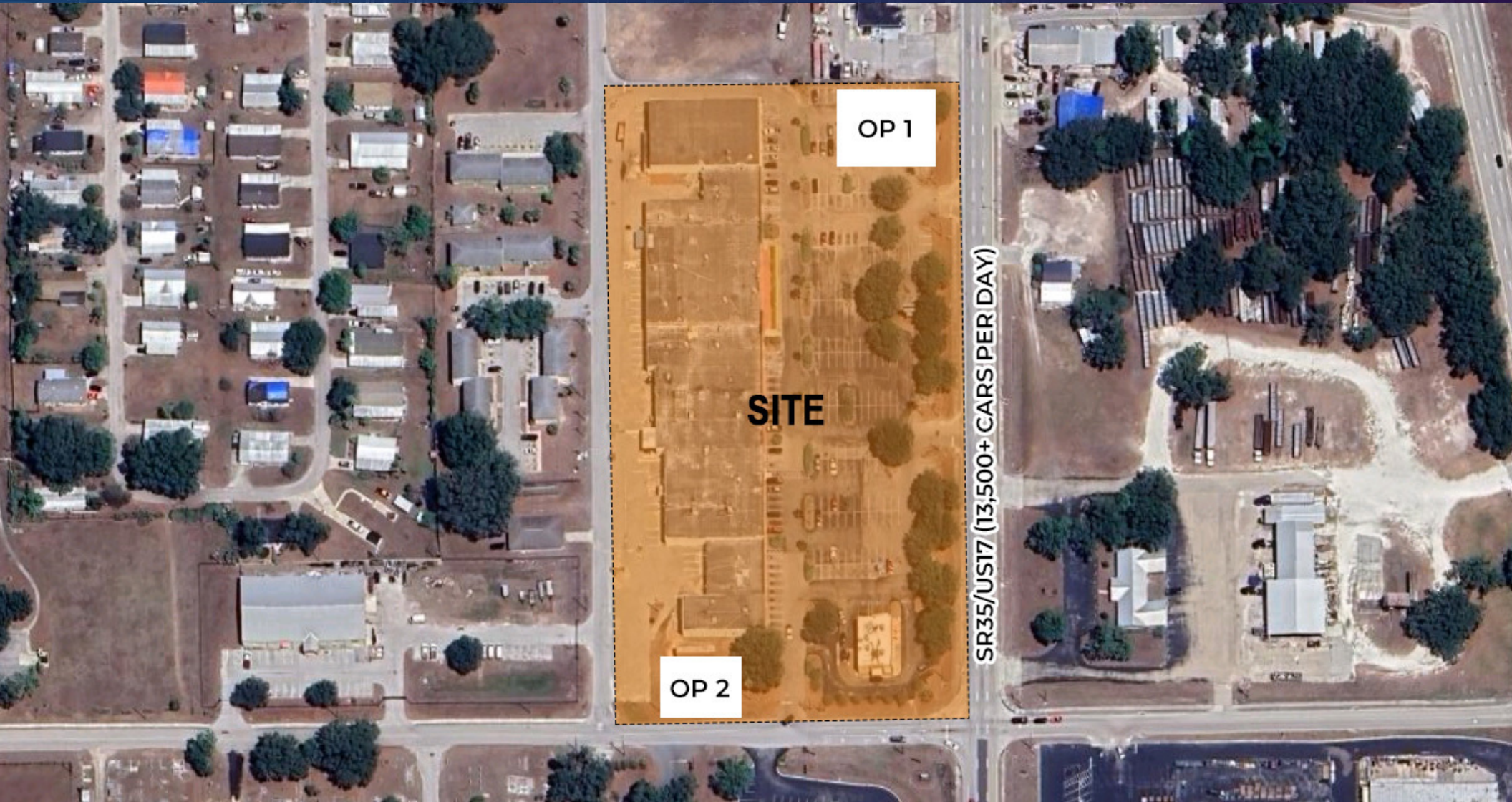
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OUTPARCEL/GROUND LEASE OPPORTUNITIES



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RETAILER MAP



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DEMOGRAPHICS MAP & REPORT



POPULATION	3 MILES	5 MILES	10 MILES
Total Population	3,800	9,823	15,122
Average Age	36	37	37
Average Age (Male)	35	36	36
Average Age (Female)	37	38	38
HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,283	3,286	5,172
# of Persons per HH	2.86	2.94	2.88
Average HH Income	\$49,664	\$60,707	\$66,605
Average House Value	\$182,628	\$200,331	\$214,410

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