

# Wauchula Plaza

1010 South 6th Avenue, Wauchula, FL 33873



EQUITY  
INVESTMENT  
SERVICES

## PROPERTY SUMMARY



### PROPERTY HIGHLIGHTS

- Availability: 1,750, 3700, 10,000, & 11,000 SF
- 3,700 SF and 10,000 SF spaces are endcap units
- 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:	1,750 SF - 11,000 SF
Lot Size:	7.52 Acres
Building Size:	69,500 SF

DEMOGRAPHICS	1 MILE	3 MILES	5 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

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## PROPERTY PHOTOS



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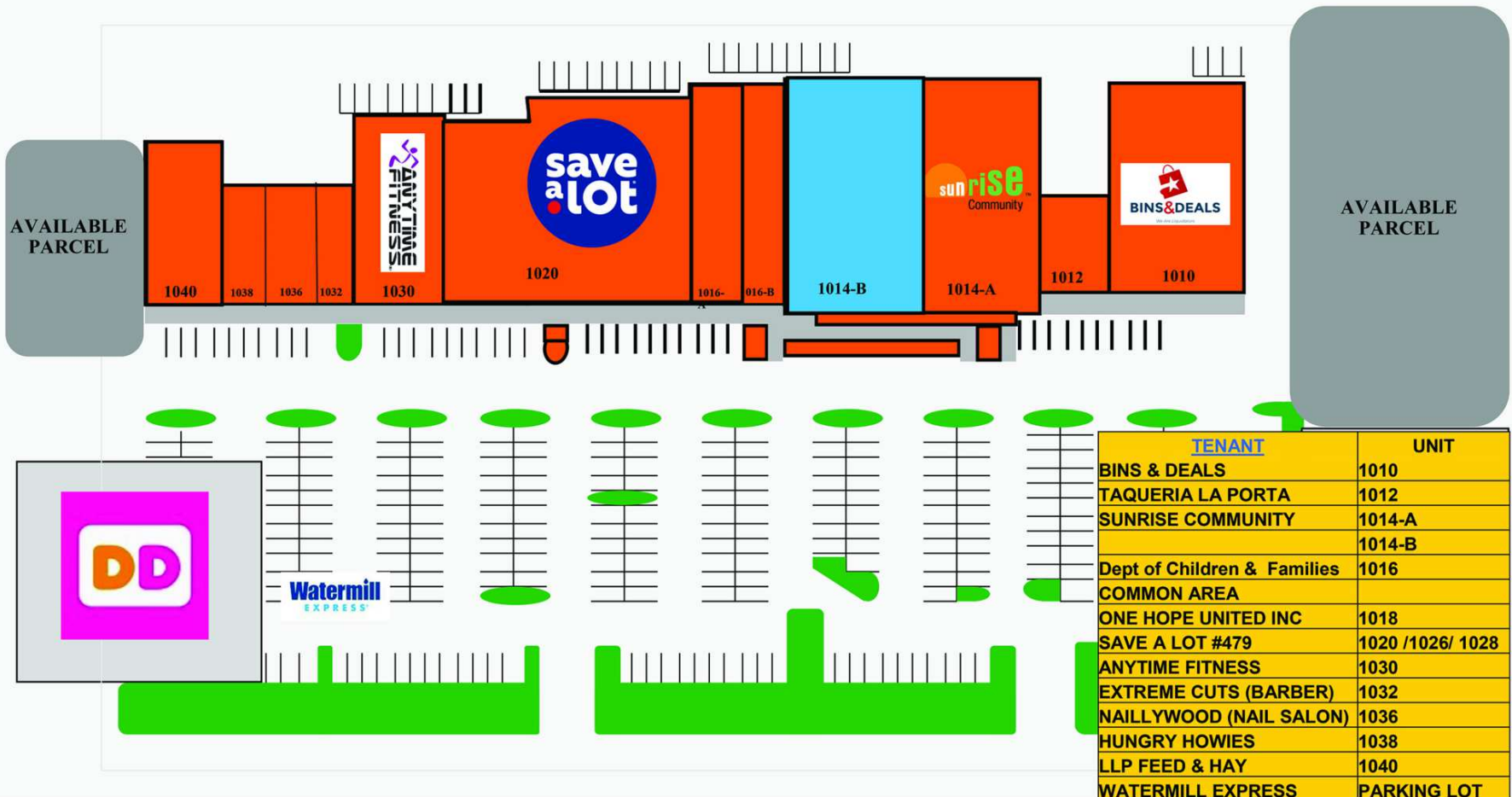


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## SITE PLAN

### WAUCHULA SHOPPING CENTER

1010-1040 6TH AVENUE  
WAUCHULA, FLORIDA 33873



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## LEASE SPACES



### LEASE INFORMATION

Lease Type:	NNN
Total Space:	1,750 - 11,000 SF

Lease Term:	Negotiable
Lease Rate:	Negotiable

### AVAILABLE SPACES

TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE
Available	1,750 SF	NNN	Negotiable
Available	3,700 SF	NNN	Negotiable
Available	10,000 SF	NNN	Negotiable
Available	11,000 SF	NNN	Negotiable

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## OUTPARCEL/GROUND LEASE OPPORTUNITIES



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## RETAILER MAP



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## DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	3 MILES	5 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	1 MILE	3 MILES	5 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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