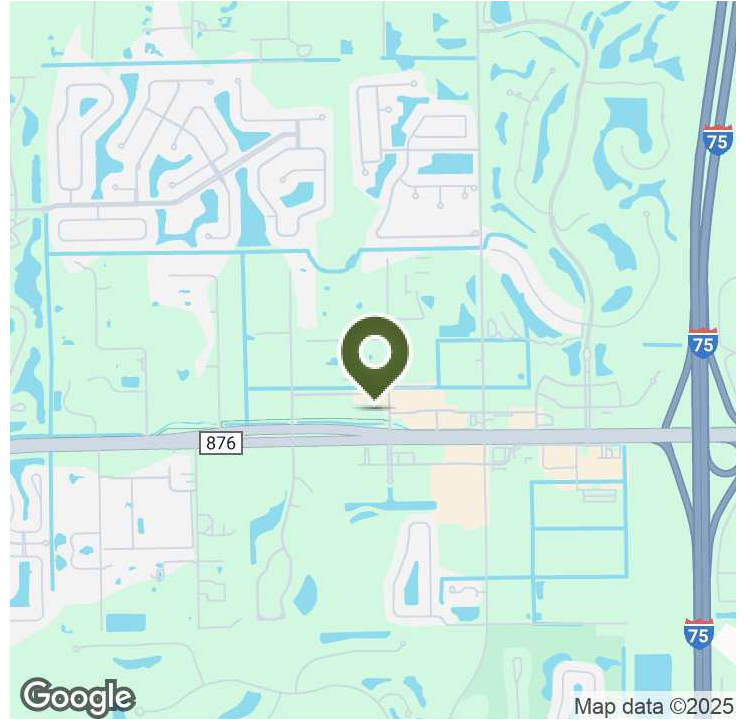


RETAIL/OFFICE FOR LEASE // 8890 SALROSE LANE, UNIT 107

RETAIL/OFFICE FOR LEASE

**LEASE RATE****\$25.00 SF + NNN****OFFERING SUMMARY**

Available SF:	1,421 SF
Base Rent Rate:	\$25.00 PSF
NNN Expense:	\$8.00 PSF
Annual Escalation:	4% of Base Rent
Newly Renovated:	2025
Zoning:	CPD
Market:	Southwest Florida

PROPERTY OVERVIEW

This 1,421 SF retail/office space located at Bella Villa Shops, Unit 107, has an open floor plan, high ceilings, concrete epoxy floors, newly painted with 1 office and 1 ADA bathroom. This space is perfect for multiple types of use such real estate office, insurance, chiropractic office, fitness studio, barber shop, medical spa, professional/sales office., cava bar, retail shop. Schedule showing today and get your business started!

The location is 1.5 miles from I-75 on Daniels Parkway with access to signalized intersection at Fiddlesticks Blvd. New signalized intersection is slated later this year at Apaloosa Lane. This property is close to Florida Gulf Coast Hospital, Red Sox and Twins spring training complexes and has new multi-family development across the street on Apaloosa Lane.

PROPERTY HIGHLIGHTS

- Great Location
- Newly Renovated
- Traffic count 56,000 ADT on Daniels Pkwy (2017, per Florida DOT)
- Nice Tenant Mix with office, retail and restaurant uses.
- Beautiful Building with High-End Finishes
- Wells Maintained Building
- Incentives Available

NICHOLAS PAULUS

239.292.3031
nick@investflorida.com



FOR LEASE

BELLA VILLA SHOPS // 8890 SALROSE LANE
RETAIL PROPERTY FOR LEASE



NICHOLAS PAULUS

239.292.3031

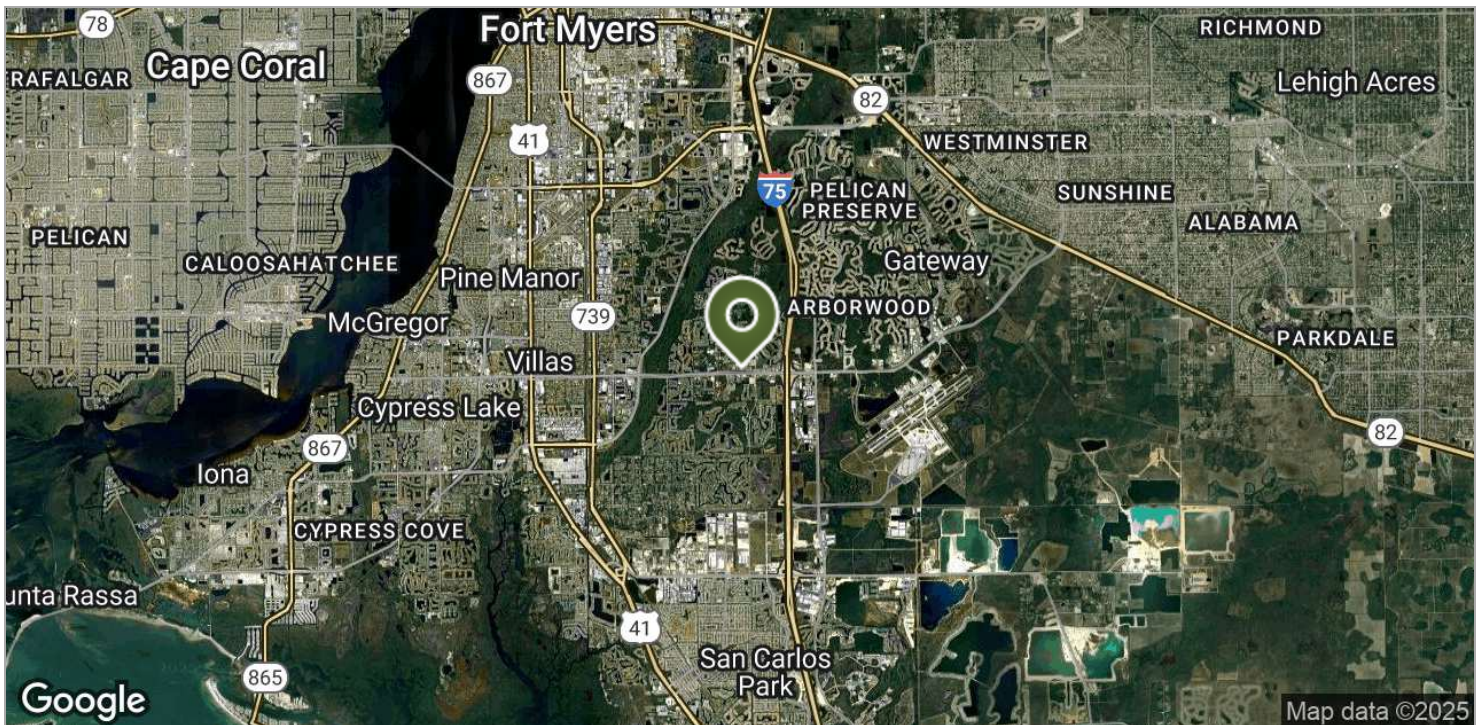
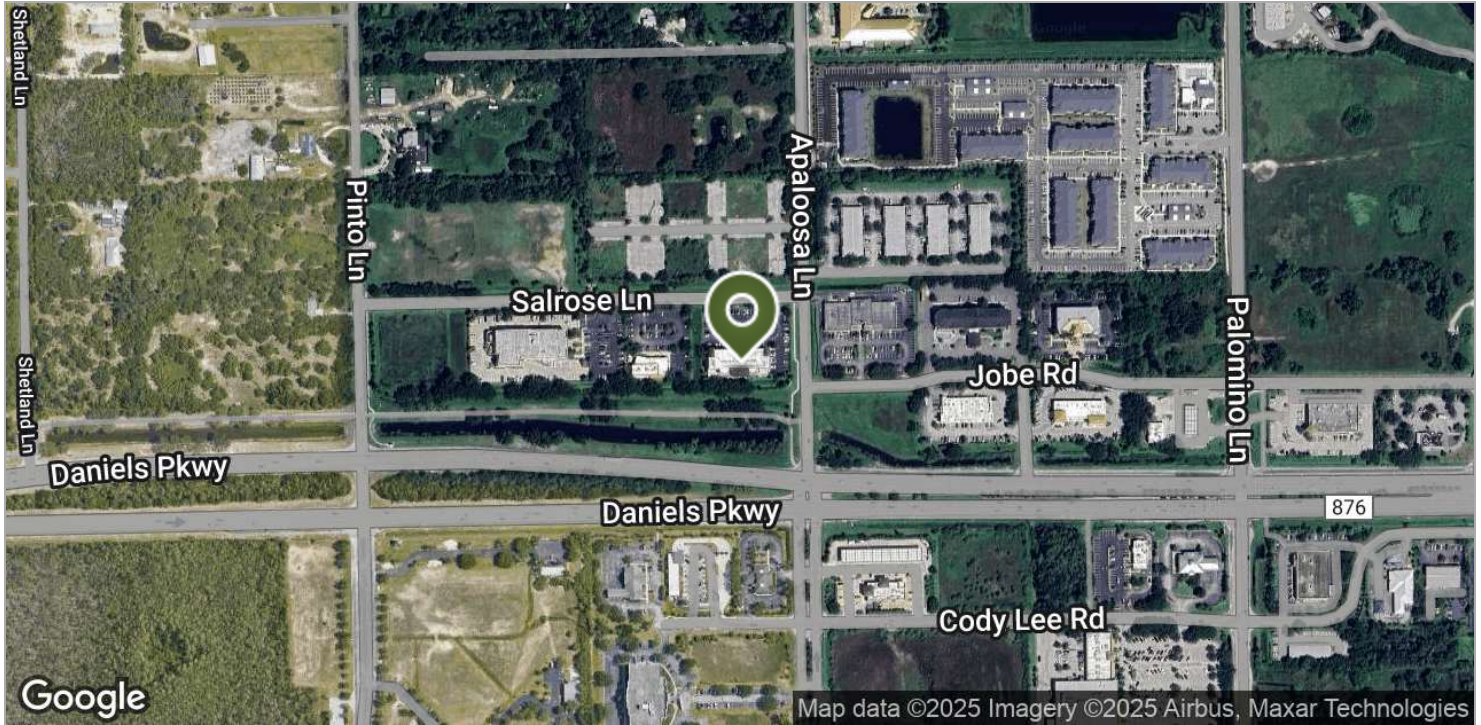
nick@investflorida.com

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LLC
WWW.INVESTFLORIDA.COM

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FOR LEASE

WALK-IN OFFICE FOR LEASE // 8890 SALROSE LANE WALK-IN OFFICE FOR LEASE



NICHOLAS PAULUS

239.292.3031

nick@investflorida.com

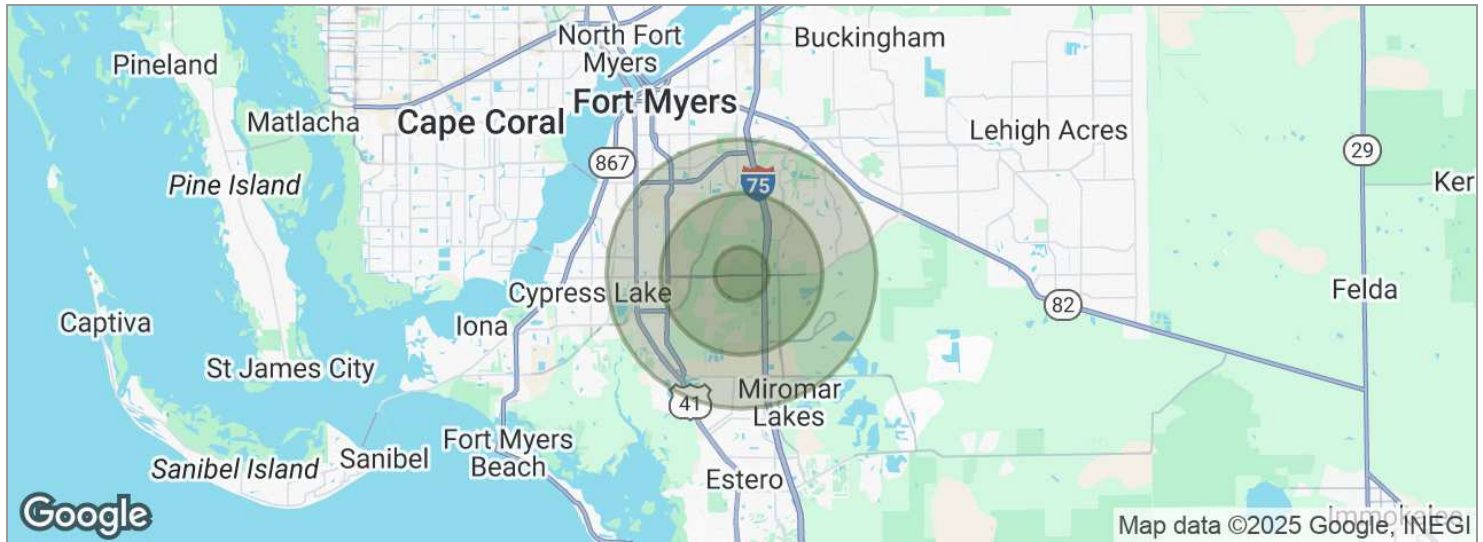


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FOR LEASE

BELLA VILLA SHOPS // 8890 SALROSE LANE

RETAIL PROPERTY FOR LEASE



POPULATION	1 MILE	3 MILES	5 MILES
Total population	3,070	18,710	67,192
Median age	51.7	48.5	43.3
Median age (Male)	54.8	49.9	42.1
Median age (Female)	50.1	47.9	44.2
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,411	8,401	27,737
# of persons per HH	2.2	2.2	2.4
Average HH income	\$95,270	\$94,663	\$79,961
Average house value	\$341,851	\$334,193	\$291,207
ETHNICITY (%)	1 MILE	3 MILES	5 MILES
Hispanic	5.3%	7.8%	15.0%
RACE (%)	1 MILE	3 MILES	5 MILES
White	91.4%	90.0%	85.3%
Black	2.5%	2.7%	5.0%
Asian	4.2%	3.6%	3.1%
Hawaiian	0.0%	0.0%	0.0%
American Indian	0.0%	0.0%	0.1%
Other	1.2%	2.5%	4.7%

* Demographic data derived from 2020 ACS - US Census

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LISTING BROKER: INVEST FLORIDA, LLC // 8890 SALROSE LANE

LISTING BROKER: INVEST FLORIDA, LLC

**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 the past decade, 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, Consulting and Corporate Retreats.

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

INVEST FLORIDA, LLC
6360 Presidential Court Suite 2
Fort Myers, FL 33919
239.292.3031

NICHOLAS PAULUS

239.292.3031

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