

SALE

EDGEWATER FL LIGHT INDUSTRIAL PARK

1731 Fern Palm Dr. Edgewater, FL 32132



PROPERTY DESCRIPTION

This Edgewater industrial park is 13,500 SF of light industrial space comprised of three buildings. The eight units stay fully leased to long term tenants. All tenants are on M-T-M leases. The property is well maintained and self managed by the owner. Lease rates are well below market providing upside for a buyer. Owner expenses for the properties for the trailing 12 months is \$1.94 psf. Leases are structured as modified gross leases with tenant only paying for electric. Units are metered separately for power. Water is not metered separately.

PROPERTY HIGHLIGHTS

- 13,500 SF of buildings with 21 units
- 100% occupancy
- Well-maintained property
- High-demand industrial location

OFFERING SUMMARY

Sale Price:	\$2,600,000
Number of Units:	8
Lot Size:	1.7 Acres
Building Size:	13,500 SF
NOI:	\$110,310.44
Cap Rate:	4.24%

DEMOGRAPHICS	0.3 MILES	0.5 MILES	1 MILE
Total Households	378	920	3,405
Total Population	795	1,979	7,612
Average HH Income	\$68,569	\$66,928	\$66,180

Robert Rand, CCIM, SIOR
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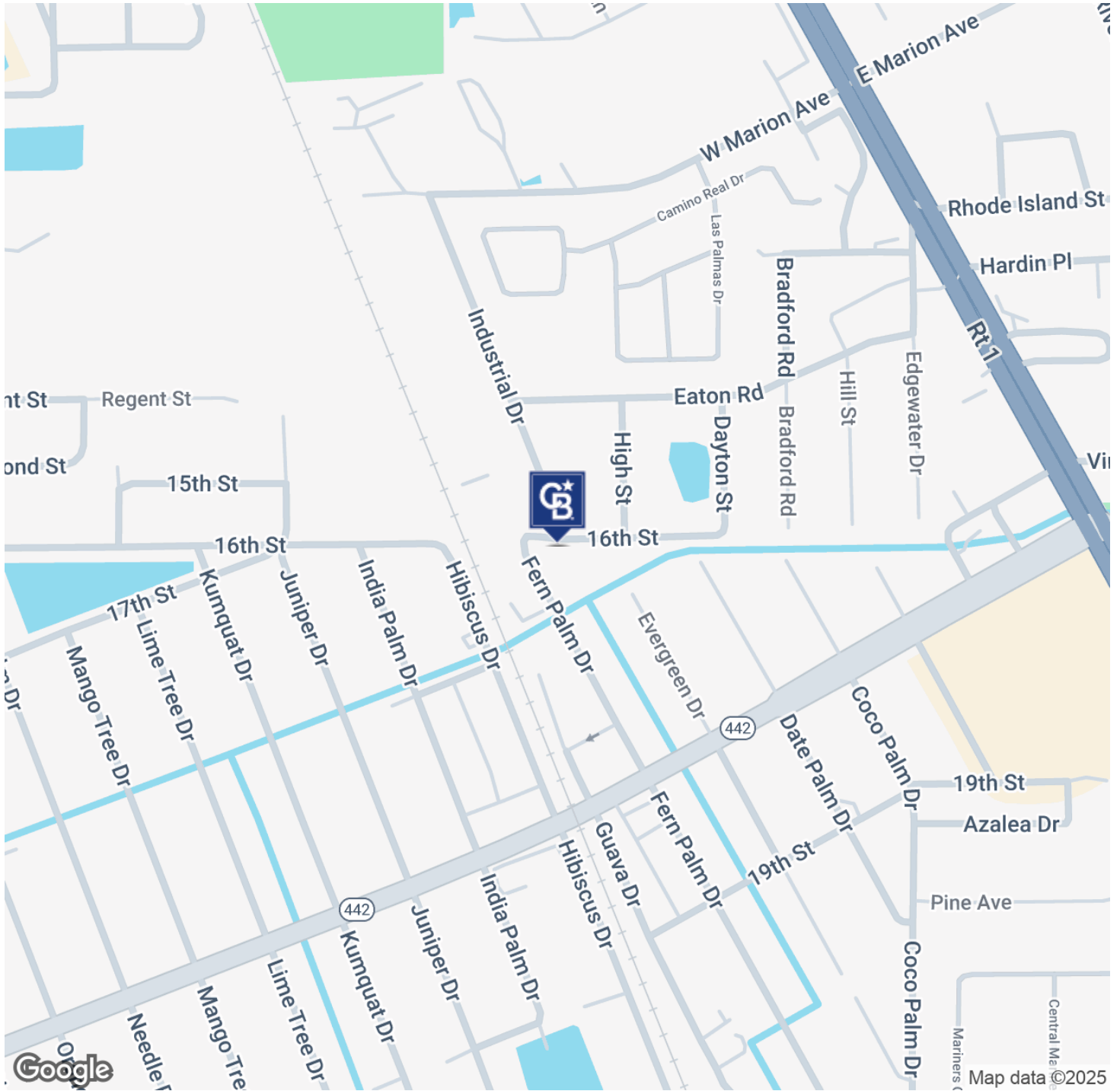


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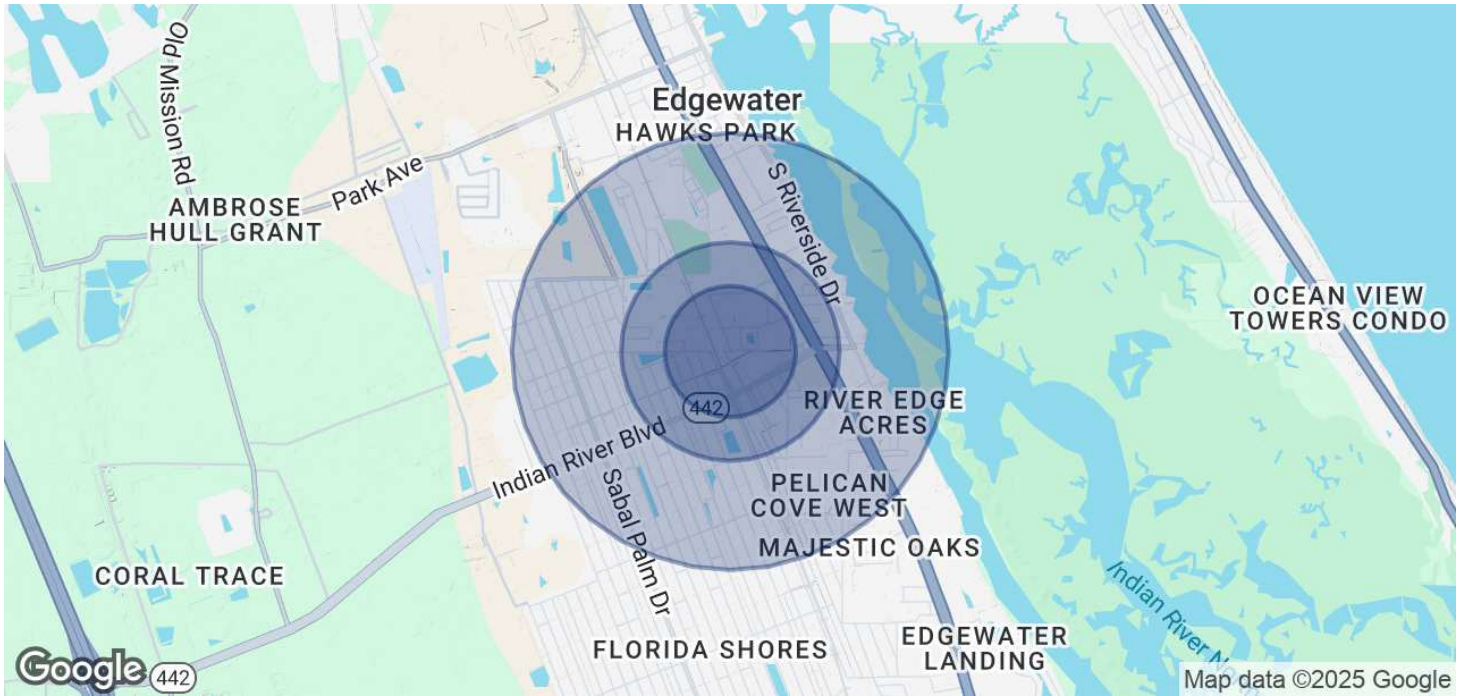


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POPULATION	0.3 MILES	0.5 MILES	1 MILE
Total Population	795	1,979	7,612
Average Age	51	50	49
Average Age (Male)	49	48	48
Average Age (Female)	53	52	51

HOUSEHOLDS & INCOME	0.3 MILES	0.5 MILES	1 MILE
Total Households	378	920	3,405
# of Persons per HH	2.1	2.2	2.2
Average HH Income	\$68,569	\$66,928	\$66,180
Average House Value	\$323,000	\$307,277	\$290,581

Demographics data derived from AlphaMap

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