Executive Summary



Details

Lease Rate:	$11 - 19 SF/yr (NNN)
Number of Units:	7
Available SF:	1,400 - 7,150 SF
Building Size:	22,450 SF
Year Built:	2013

Overview

Ideally situated along Milt Phillips Road, this center is home to Dollar Tree, Hibbett Sports, SuperCuts, and many more national tenants. This center offers excellent visibility in a highly trafficked corridor of Seminole. The end cap suite with drive thru positions itself well for a variety of uses.

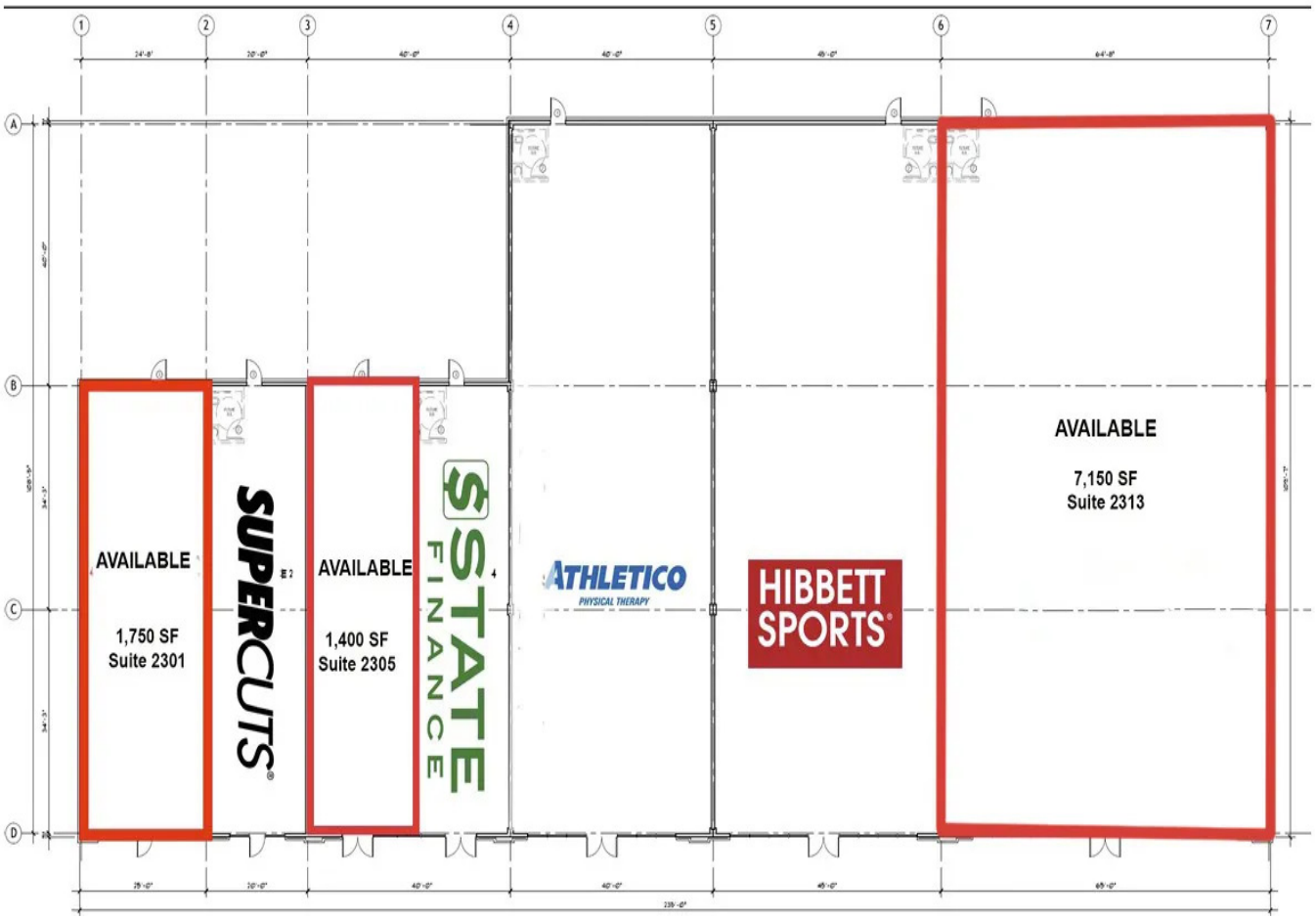
Highlights

- Suite 2301 - 1,750 SF - $19.00 psf NNN
- End Cap with a drive thru, hood vent, walk in freezer & walk in cooler installed
- ADA bathrooms & small dining area, ample parking & stacking for drive thru
- Suite 2305 - 1,400 SF - $17.00 psf NNN
- Inline suite with open show room floor, storage room, small ofc & breakroom
- Suite 2313 - 7,150 SF - $11.00 psf NNN
- Endcap space, large show room floor, anchor tenant position

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SITE PLAN



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Suite 2305 - 1,400 SF | Photos









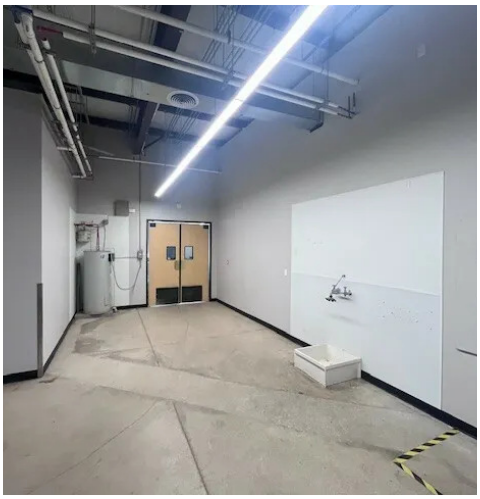
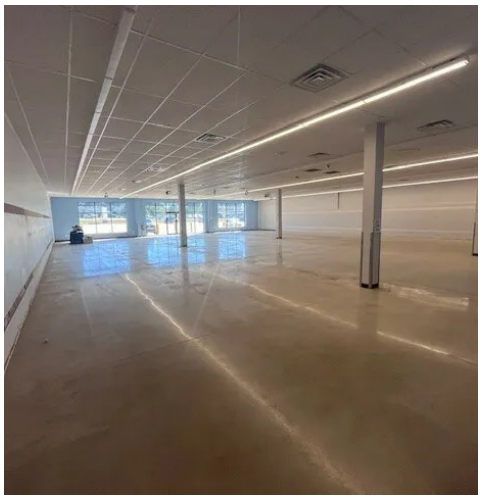
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Suite 2313 - 7,150 SF | Photos







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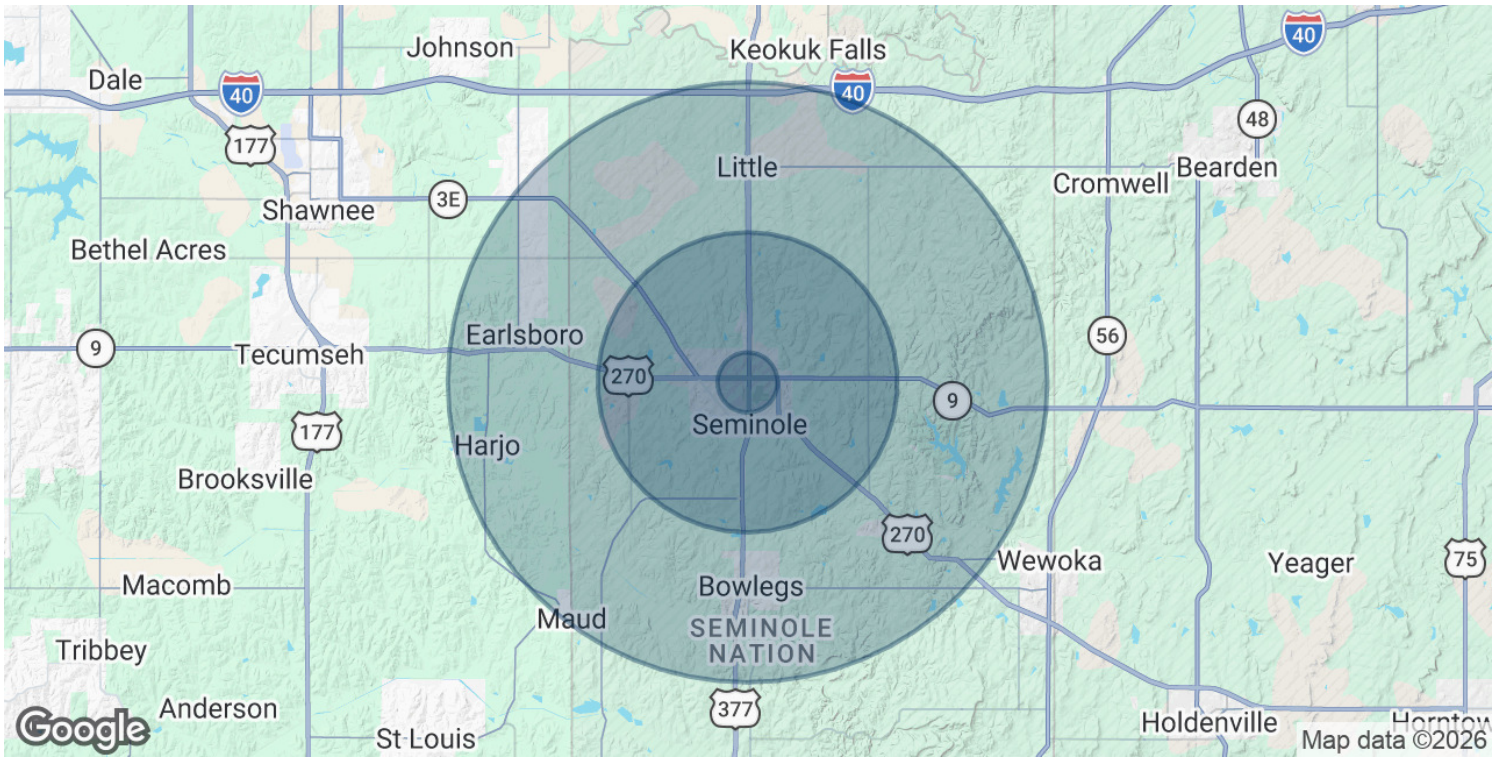
Retailer Map



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Demographics Map & Report



Population	1 Mile	5 Miles	10 Miles
Total Population	2,600	9,476	15,264
Average Age	39	39	40
Average Age (Male)	37	38	39
Average Age (Female)	41	40	41

Households & Income	1 Mile	5 Miles	10 Miles
Total Households	1,004	3,604	5,819
# of Persons per HH	2.6	2.6	2.6
Average HH Income	$61,023	$56,772	$64,358
Average House Value	$142,069	$133,246	$160,769

2020 American Community Survey (ACS) *10132026*

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