

## EXECUTIVE SUMMARY



### OFFERING SUMMARY

|                |                           |
|----------------|---------------------------|
| Lease Rate:    | \$11.00 - \$19.00 psf NNN |
| NNN:           | \$5.00 psf                |
| Building Size: | 22,450 SF                 |
| Available SF:  | 1,400 - 7,150 SF          |
| Year Built:    | 2013                      |

### PROPERTY OVERVIEW

Ideally situated along Milt Phillips Road, this center is home to Dollar Tree, PetSense, 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.

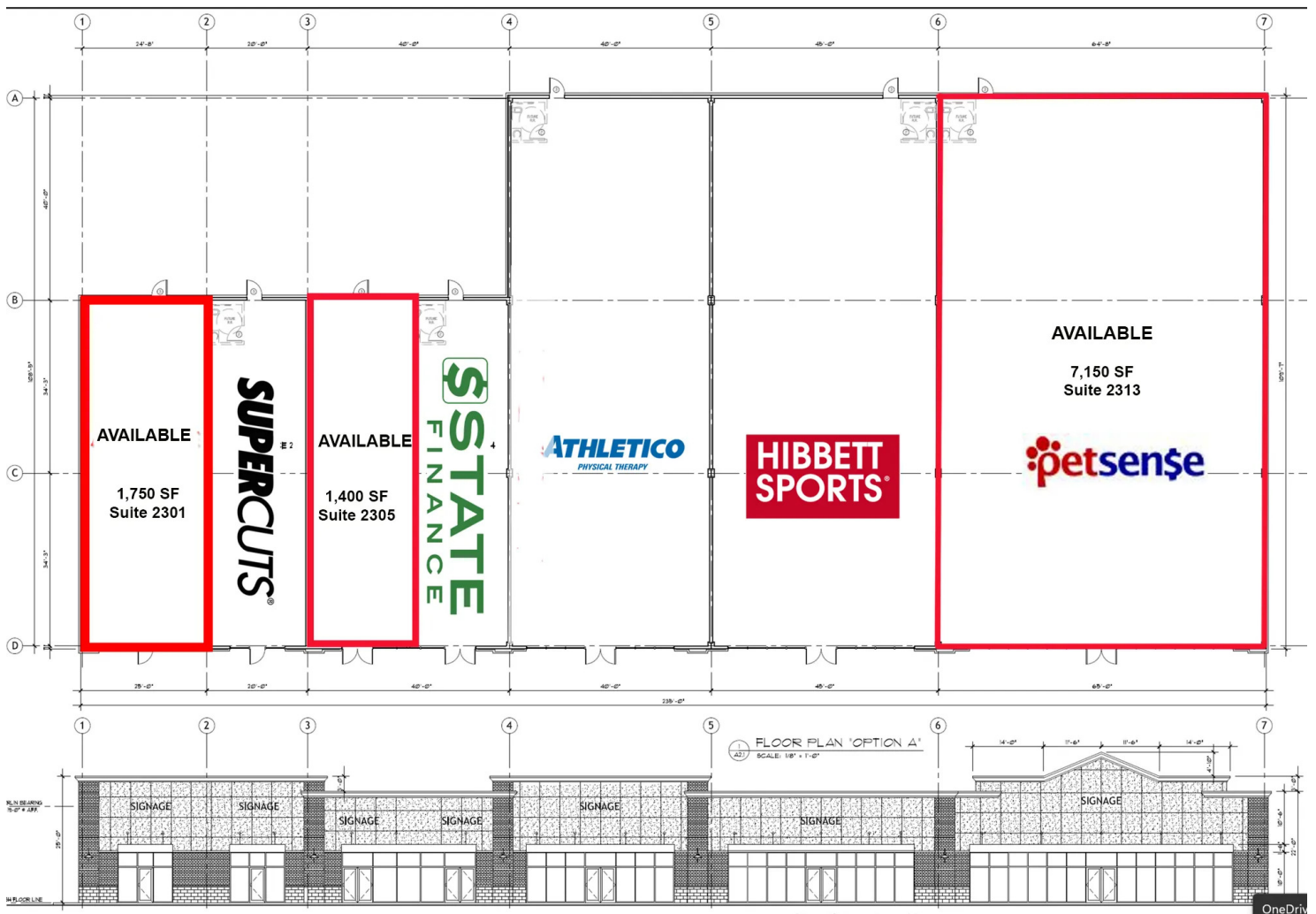
### PROPERTY HIGHLIGHTS

- 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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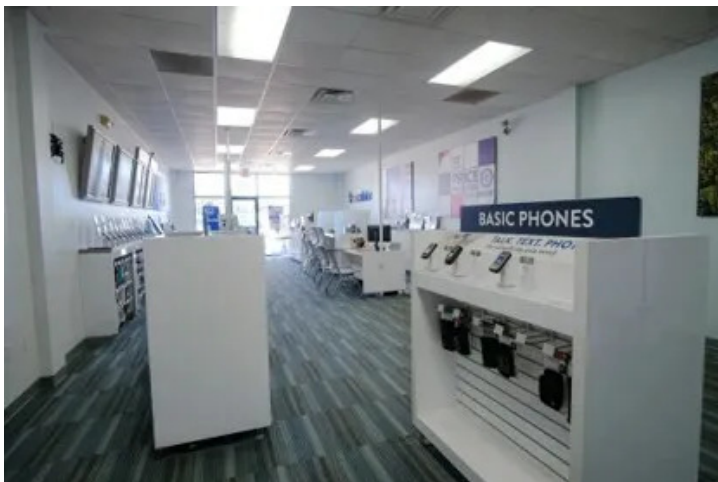
## SITE PLAN



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## PHOTOS



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## RETAILER MAP

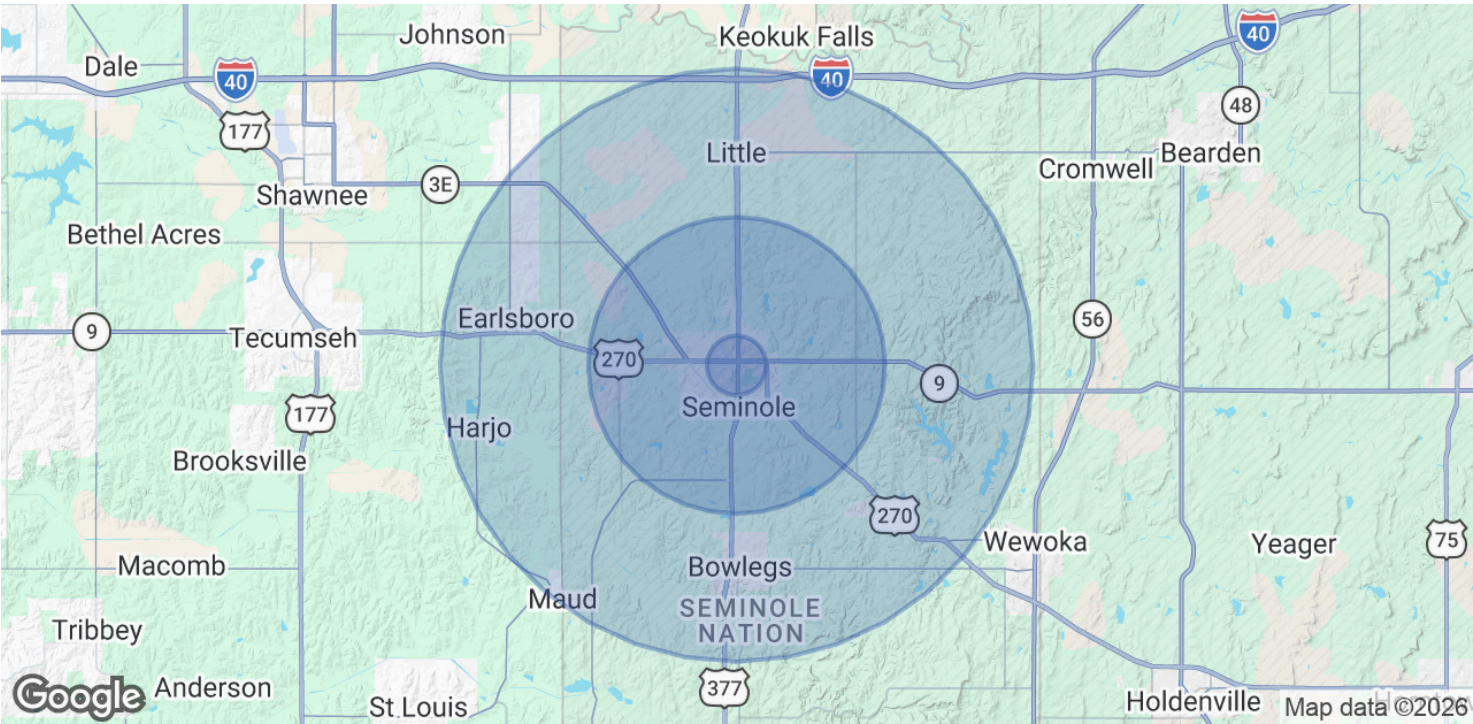


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DEMOGRAPHICS MAP & REPORT



| 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)

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