

RETAIL PROPERTY FOR SALE  
MARCH 2024

# **RETAIL CENTER INVESTMENT SALE**

**stirling**



### OFFERING SUMMARY

Sale Price:	\$1,190,000
Cap Rate:	6.54%
NOI:	\$77,817
Available SF:	
Lot Size:	0.9 Acres
Year Built:	2018
Building Size:	5,000 SF
Zoning:	COM
Price / SF:	\$238.00

### PROPERTY OVERVIEW

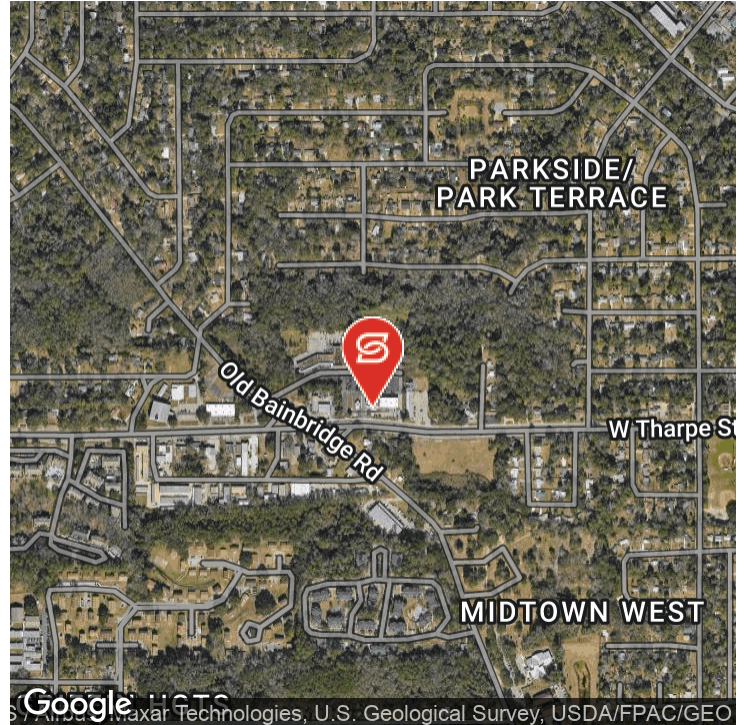
Beck Partners CRE is pleased to offer for sale an opportunity to acquire a prime piece of real estate in Tallahassee FL. This 100% leased retail strip center features a mix of national, regional and local tenants and was constructed in 2018.

Tenants include Jackson Hewitt, Nova Engineering, Florida Wing Factor, and All-Star Barber Shop and all tenants are on long-term leases and are operating under a NNN leases. This center benefits from heavy traffic generating around 28,500 cars per day on West Tharpe St and an additional 18,000 cars per day on Old Bainbridge Rd. This project is located in the Capital of Florida which has a population of 147,255 within a 5-mile radius and this site is less than 2 miles from Florida State University & Florida A&M University (58,110+ combined enrollment).

Please contact listing agent for more information about this opportunity to acquire a stabilized and very well maintained retail center with an excellent tenant mix in a tax-free State.

### PROPERTY HIGHLIGHTS

- 100% Leased Retail Center
- Long-Term Leases in Place with Strong Increases in Initial Terms
- Great Visibility on W Tharpe St, Has Over 28,500 VPD
- Long-term NNN lease, predictable cash flow
- Tallahassee is the 7th largest city in Florida - 147,255 +/- population



### OFFERING SUMMARY

Sale Price:	\$1,190,000
Number of Units:	4
Lot Size:	0.9 Acres
Building Size:	5,000 SF
NOI:	\$77,817.96
Cap Rate:	6.54%

### DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Total Households	6,287	38,968	69,451
Total Population	15,745	98,543	168,181
Average HH Income	\$36,967	\$41,115	\$48,660