



COMMERCIAL PARTNERS
NORTH

FOR SALE

Woodbine Road, 4475

4475 Woodbine Road, Milton, FL 32571

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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$925,000
Price / SF:	\$57.69
Cap Rate:	11.84%
Lot Size:	1.51 Acres
Year Built:	1991
Building Size:	16,034 SF
Zoning:	HCD
Market:	FL-Pensacola/Ferry Pass/Brent

PROPERTY OVERVIEW

Value Add Retail Center available! This retail strip center is anchored by We Tuck Em In Pet Hotel, a dog grooming and spa business. Hungry Howie's Pizza is the other tenant on an end cap. The other end cap is available for lease and would provide an increase in the center's value once leased.

This center has tremendous visibility along Woodbine Road in Pace, FL. As the high income suburb of Pensacola, this market is booming with lots of new residential and retail development taking place.

The long term anchor tenant has grown and expanded multiple times within the center. A new roof is currently being installed and should be completed in April, 2016. This center has tremendous visibility along Woodbine Road in Pace, FL. As the high income suburb of Pensacola, this market is booming with lots of new residential and retail development taking place.

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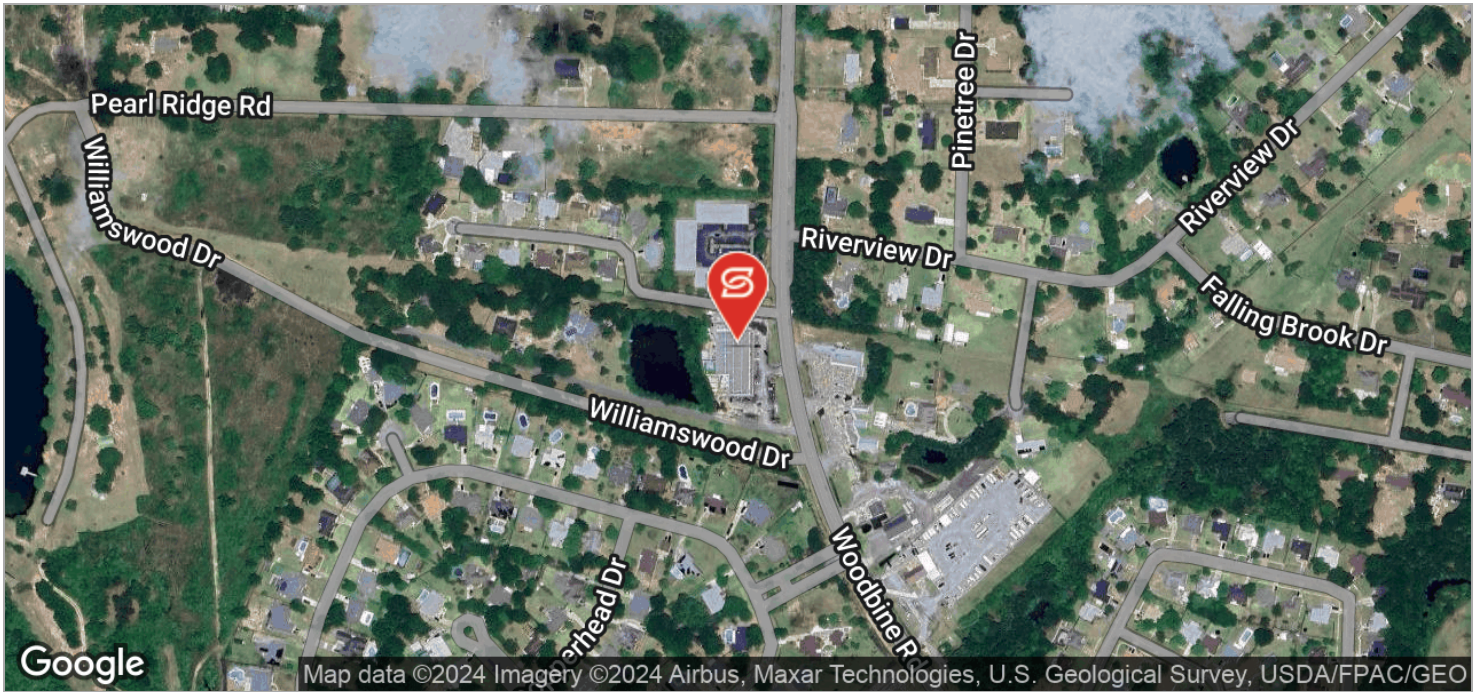
PROPERTY HIGHLIGHTS

- Value Add Retail Strip Center
- 11.84% Cap Rate
- 85% Occupied
- Lease terms provide for rent growth

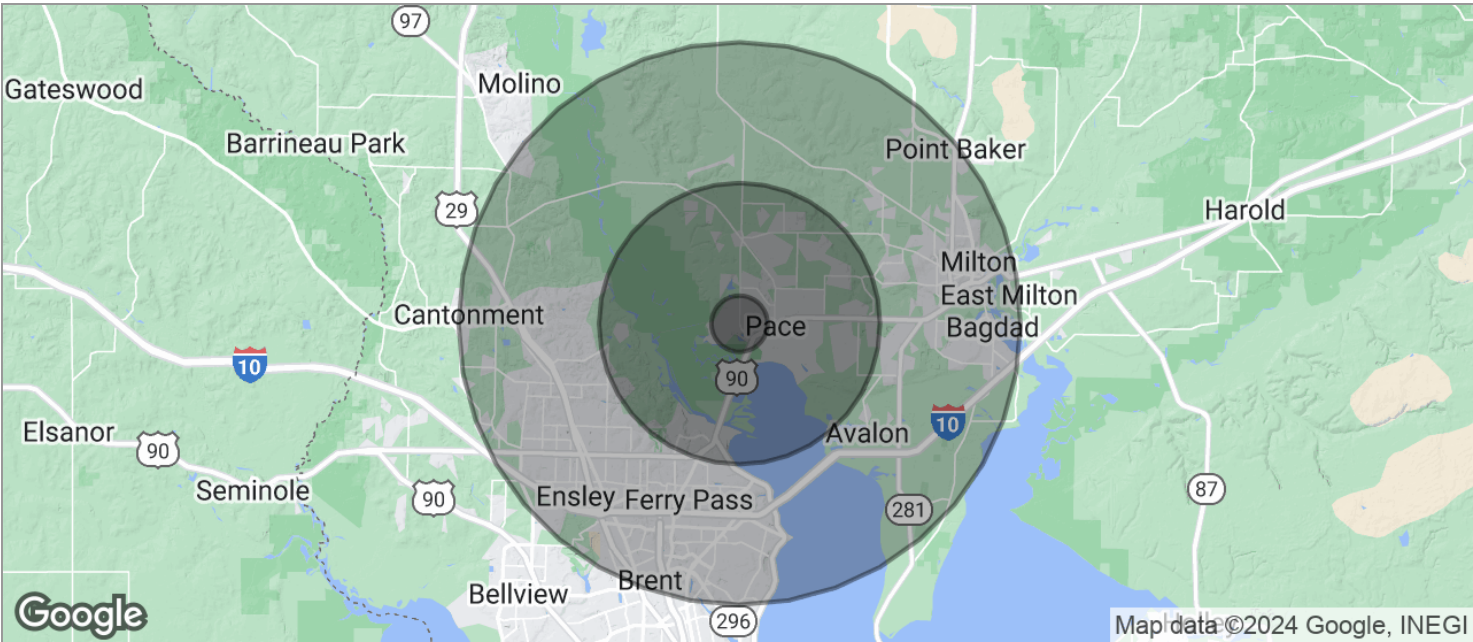
ADDITIONAL PHOTOS



LOCATION MAPS



DEMOGRAPHICS MAP



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	1,642	34,968	171,623
MEDIAN AGE	39.3	37.9	39.0
MEDIAN AGE (MALE)	38.7	37.9	37.9
MEDIAN AGE (FEMALE)	40.7	38.3	40.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	632	12,938	68,986
# OF PERSONS PER HH	2.6	2.7	2.5
AVERAGE HH INCOME	\$64,400	\$67,654	\$61,685
AVERAGE HOUSE VALUE	\$160,072	\$169,559	\$185,263

* Demographic data derived from 2020 ACS - US Census