

SINGLE TENANT NN LEASED
RETAIL INVESTMENT OPPORTUNITY

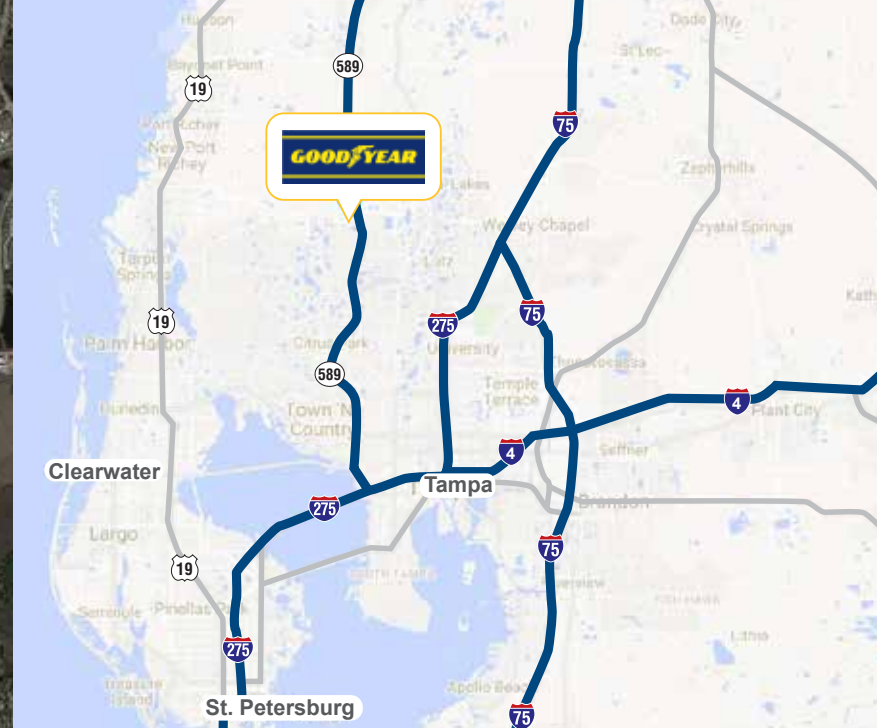
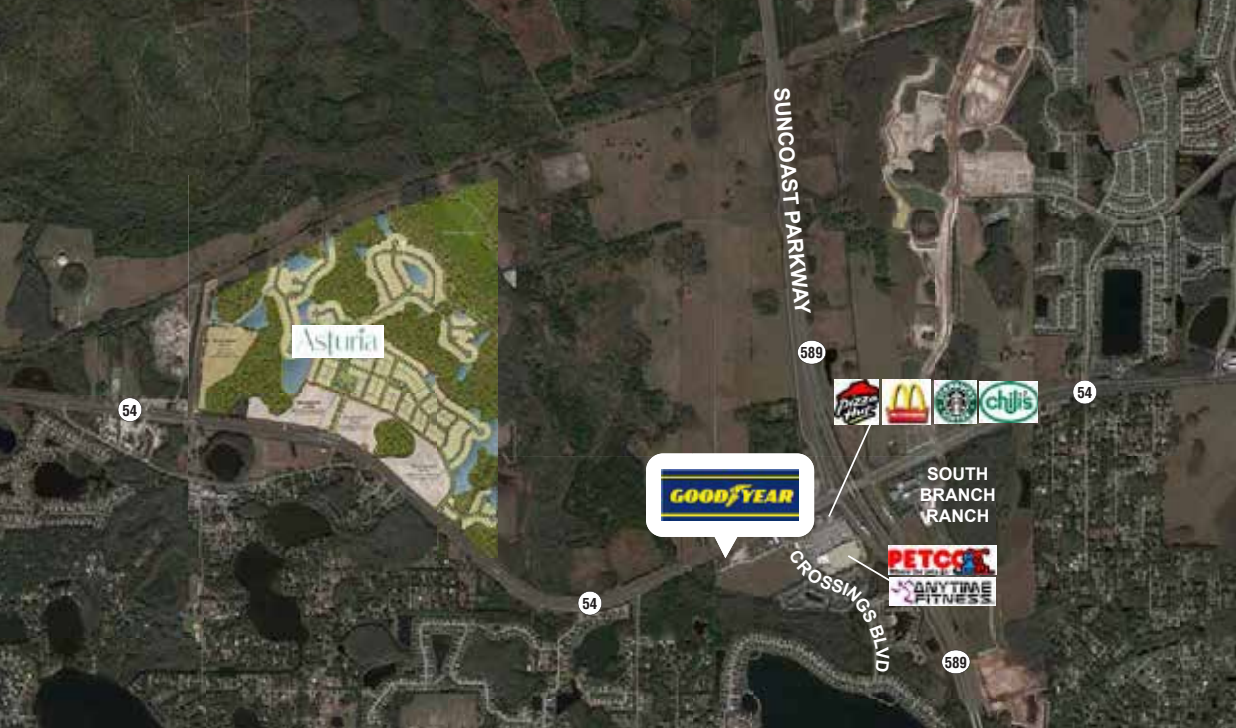


GOODYEAR TIRE



INVESTMENT HIGHLIGHTS

- › Built in 2006, Goodyear Tire has operated at this location for over ten (10) years.
- › Tenant has approximately 3.5 years of initial lease term remaining, plus five (5), five (5) year renewal options each with 5% base rent increases allowing for the overall investment yield to grow.
- › The lease provides for minimal Landlord responsibilities which are limited to roof and structural repairs and replacements.
- › The State of Florida is an income tax free state.
- › The location provides an investor good demographics with over 3,287, 24,043 and 53,864 population, accordingly incomes with over \$81,705, \$108,972 and \$103,793 in a one, three and five mile radius.



SNAPSHOT

Address	16006 FL-54 Odessa, FL 33556	Building Size	6,104 SF
County	Pasco County	Year Built	2006
Parcel	31-26-18-0000-00200-0200	Asking Price	\$1,992,000
Lease Type	NN	Year 1 Base Rent	\$149,000
Acres	0.8	Cap Rate	7.50%
		Lease Remaining	3.5 Years



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DEMOS

	1 Mile	3 Mile	5 Mile
Population	3,287	24,043	53,864
Average HH Income	\$81,705	\$108,972	\$103,793

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