



OWN-!T-NOW

INVESTMENT HIGHLIGHTS

- › Corporate Guarantee – Strong regional company – Eight (8) locations in Central Florida
- › Five (5) year lease – two (2) five (5) year option periods
- › Ten percent (10%) rent increases every five (5) years
- › Absolute NNN lease – No landlord responsibilities
- › Proven location -Tenant has been operating this store since 2008
- › Commitment to the space – Tenant fully renovated the building in 2008 including new roof and more
- › Located in an affluent coastal town with excellent demographics
- › Positioned along Vero Beach's main highway that sees 23,500± cars a day
- › Directly across the street from a Publix-anchored shopping center



COLLIERS INTERNATIONAL
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**1276 US Highway 1
Vero Beach, FL 32960**

Sean Glickman, CCIM, with the Milano-Glickman Retail Team and Executive Managing Director at Colliers International is proud to offer for sale Own-It-Now, an absolute NNN leased single tenant asset that is superbly positioned within a prominent coastal city of Florida. This offering presents a unique sale-leaseback opportunity with a strong regional company that caters to value-oriented consumers in eight (8) convenient locations around the greater Central Florida market.

NOI: \$84,000
Cap Rate: 7.3%
Asking Price: \$1,150,000



Address	1276 US Highway 1, Vero Beach, FL 32960
Lot Size	.42± Acres
Year Built/Renovated	1990/2008
Remaining Lease Term	Five (5) years
Options Periods	Two (2) Five (5) Year Option Periods Ten Percent (10%) Rent Increases Each Option Period Year 6-10: \$92,400 Year 11-15: \$101,640
Lease Type	Absolute NNN Lease
Recovery Structure	NNN
Landlord Responsibilities	None



CONTACT US

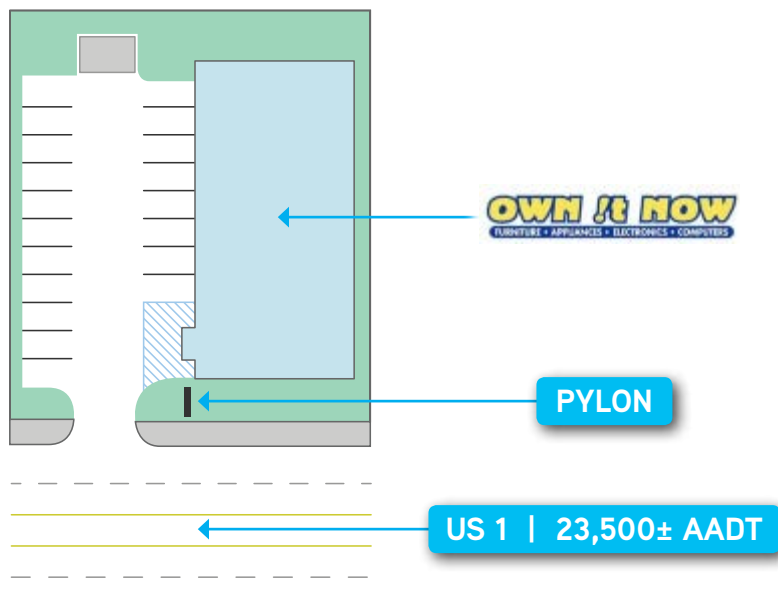
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SITE PLAN



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