

Retail Property

FOR SALE



3806 NORTH MONROE

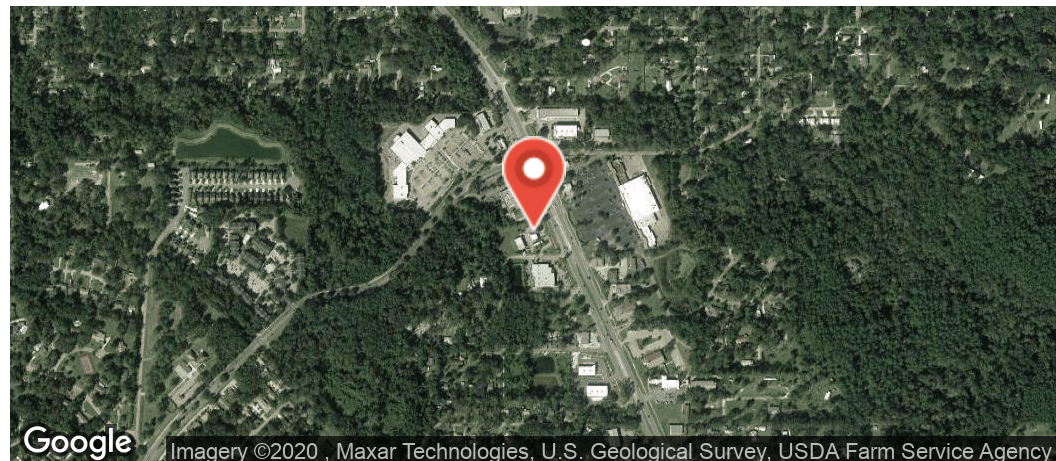
Tallahassee, FL 32303

AL RUSSELL

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OFFERING SUMMARY

Sale Price: \$475,000

Building Size: 1,498 SF

Price / SF: \$317.09

PROPERTY OVERVIEW

\$475,000 Purchase price
(7.5 CAP)
31,500 Average Daily Traffic Count
1498 Square feet
Great North Monroe frontage with multiple access points
100% Occupied by national tenant
Strong National presence in area
POA for common area maintenance in place

PROPERTY HIGHLIGHTS

5 YEAR LEASE WITH LOTS OF RENEWAL OPTIONS
FRANCHISEE OWNS MULTIPLE SUBWAY BUSINESSES.
HIGH VISIBILITY ON A HIGHLY TRAVELED HIGHWAY
IMMEDIATELY NEXT DOOR A KRISPY KRUNCHY CHICKEN TRADED FOR A 7 CAP (2019)
TWO PROPERTIES OVER, THERE IS AN ACE AND DOLLAR GENERAL UNDER CONTRACT AT A 7 CAP
TENANT HAS FRR

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Google

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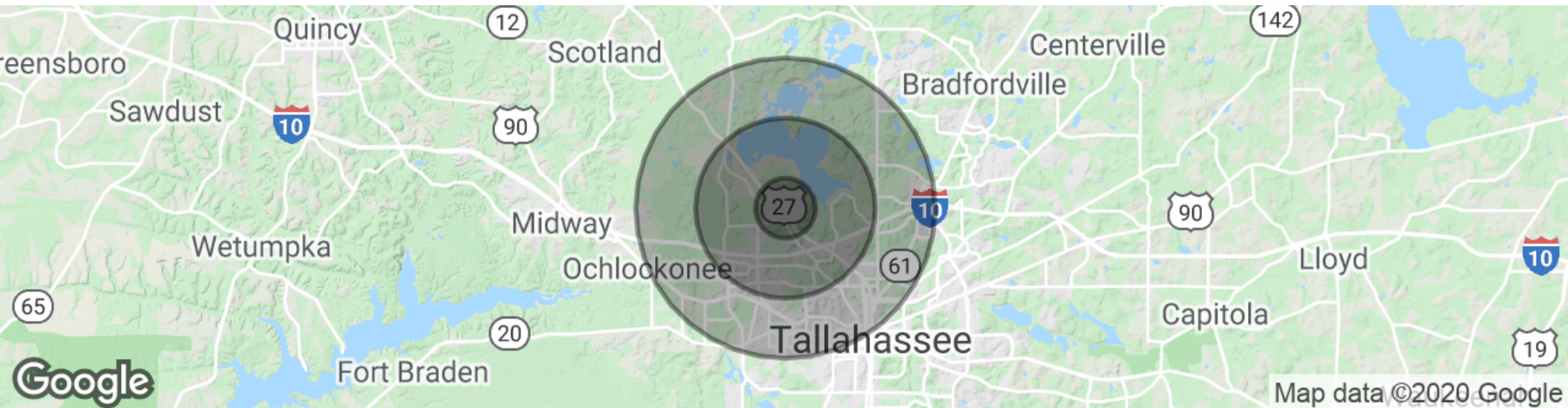
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POPULATION

	1 MILE	3 MILES	5 MILES
Total population	4,446	43,991	118,244
Median age	28.1	28.4	27.6
Median age (Male)	26.9	27.8	27.7
Median age (Female)	29.3	28.9	27.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total households	1,749	17,600	45,637
# of persons per HH	2.5	2.5	2.6
Average HH income	\$54,713	\$54,303	\$47,842
Average house value	\$185,622	\$167,860	\$225,663

* Demographic data derived from 2010 US Census

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Legal questions should be discussed by the party with an attorney. Tax questions should be discussed by the party with a certified public accountant or tax attorney. Title questions should be discussed by the party with a title officer or attorney. Questions regarding the condition of the property and whether the property complies with applicable governmental requirements should be discussed by the party with appropriate engineers, architects, contractors, other consultants and governmental agencies. All properties and services are marketed by Premier Commercial Group in compliance with all applicable fair housing and equal opportunity laws.

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