

MEADOWVIEW PLAZA - NNN INVESTMENT

11611 SHELDON ROAD

TAMPA, FL 33625



9,600 SF



RETAIL (NNN) FOR SALE



\$3,947,300

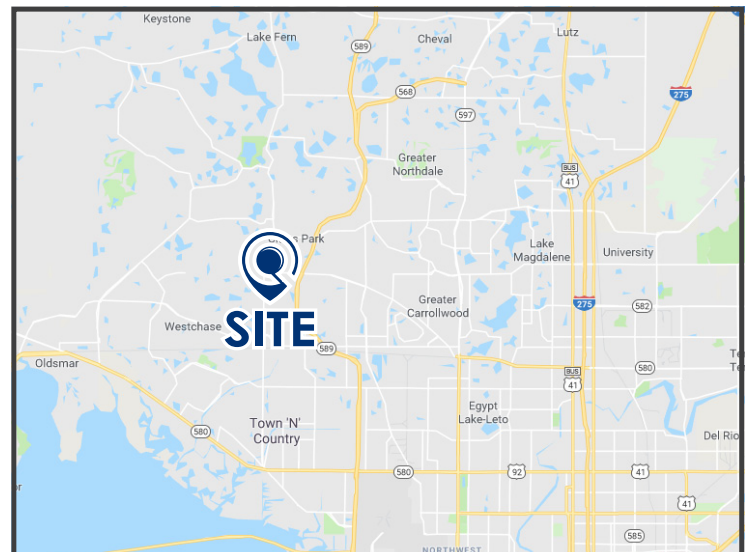
PROPERTY INFORMATION

Sale Price:	\$3,947,300
Total GLA / RBA:	9,600 SF
CAP RATE:	5.75%
Net Operating Income (NOI):	\$226,000*
Occupancy:	100 %
Lease Type:	Triple Net (NNN)
Sheldon Road AADT:	28,000 CPD

Great strategic location in between Westchase's grand neighborhood and Citrus Park retail plaza.

Less than one mile away from new Costco development & Westfield Citrus Park Mall.

*Estimated stabilized net income.



DEMOGRAPHICS

	1-MILE	3-MILES	5-MILES
Total Population	6,576	92,433	203,399
Five-Year Increase	2.1%	2.1%	2.1%
Avg Household Income	\$79,349	\$86,590	\$86,838
Total Households	2,986	35,010	79,087
Daytime Employees	2,936	19,537	79,478

(Applied Geographic Solutions 2017)

LQWEST.COM/MEADOWVIEW-PLAZA

MIKE DOYLE, CCIM @ SENIOR ASSOCIATE

LandQwest Commercial Real Estate Services

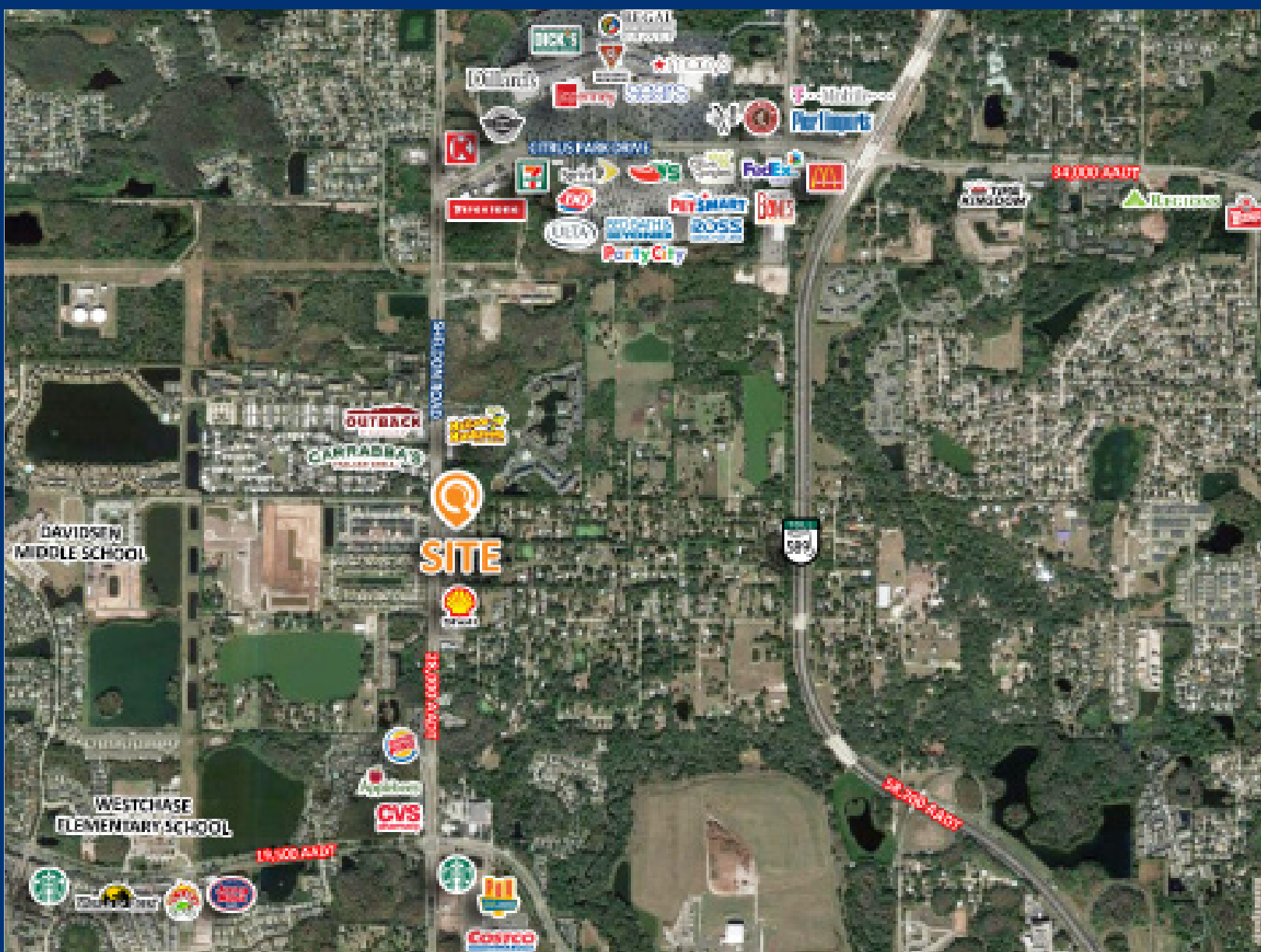
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PROPERTY SUMMARY

This retail plaza is located along Sheldon Road, north of Linebaugh Road, south of Citrus Park Drive and west of Veterans Expressway. This is a high-traffic location, just south of Westfield Citrus Park Mall. The plaza contains 9,600 square feet of retail that is 100% occupied. Tenants include Quest Diagnostics and other local retail tenants. All of the leases are triple net, with lease terms ranging from three years to ten years.



1614 Colonial Boulevard, Suite 101, Fort Myers, FL 33907

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