

NNN INVESTMENT REGIONAL CREDIT TENANT

FOR SALE

302 W. HICKPOCHEE AVENUE, LABELLE, FL 33935



PRICE: \$600,171

CAP RATE: 7%

NOI: \$42,012

BUILDING SIZE: 2,960± SF

LAND SIZE: 0.22± Acre

LOCATION: Located on State Road 80 (W. Hickpochee Avenue, just west of State Road 29 (N. Bridge Street)

ZONING: B2 (Labelle)

YEAR BUILT: 1983

RE TAXES: \$3,202.88 (2016)

PARCEL ID: 2-29-43-02-400-0002-005.2

INVESTMENT OPPORTUNITY

Freestanding retail building on W. Hickpochee Avenue (State Road 80), currently leased by credit tenant Capital Pawn. The property is fully-leased on a NNN lease with lengthy and favorable remaining terms. Capital Pawn was founded in 1990 and has 18 stores in 4 states including Florida, Alabama, Louisiana, and Mississippi. 12 of the company's 18 locations are in the state of Florida.

CONTACT

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HIGHLIGHTS

- Freestanding retail building
- NNN lease
- Regional credit tenant



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2016 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
EST. POPULATION	4,500	12,801	17,897
EST. HOUSEHOLDS	1,540	4,148	5,678
EST. AVERAGE HOUSEHOLD INCOME	\$52,749	\$51,176	\$51,019
TRAFFIC COUNTS (2016)	18,200 AADT		

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