

NNN INVESTMENT REGIONAL CREDIT TENANT

FOR SALE

1442 SE 16TH PLACE, CAPE CORAL, FL 33990



- PRICE:** \$545,600
- CAP RATE:** 7%
- NOI:** \$38,192
- BUILDING SIZE:** 2,240± SF
- LAND SIZE:** 0.22± Acre
- LOCATION:** One block east of Del Prado Boulevard S
- ZONING:** C1 - Commercial (City of Cape Coral)
- YEAR BUILT:** 1990
- OH DOORS:** Five (5)
- RE TAXES:** \$2,702.56 (2016)
- PARCEL ID:** 20-44-24-C4-01149.0520

CONTACT

DAVE WALLACE, CCIM, SIOR
Senior Vice President
239.659.1447 x218
dave.wallace@creconsultants.com

DAVID WALLACE
Licensed Assistant
239.659.1447 x223
david.wallace@creconsultants.com

INVESTMENT OPPORTUNITY

Freestanding retail building just one block off Del Prado Boulevard S, 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.

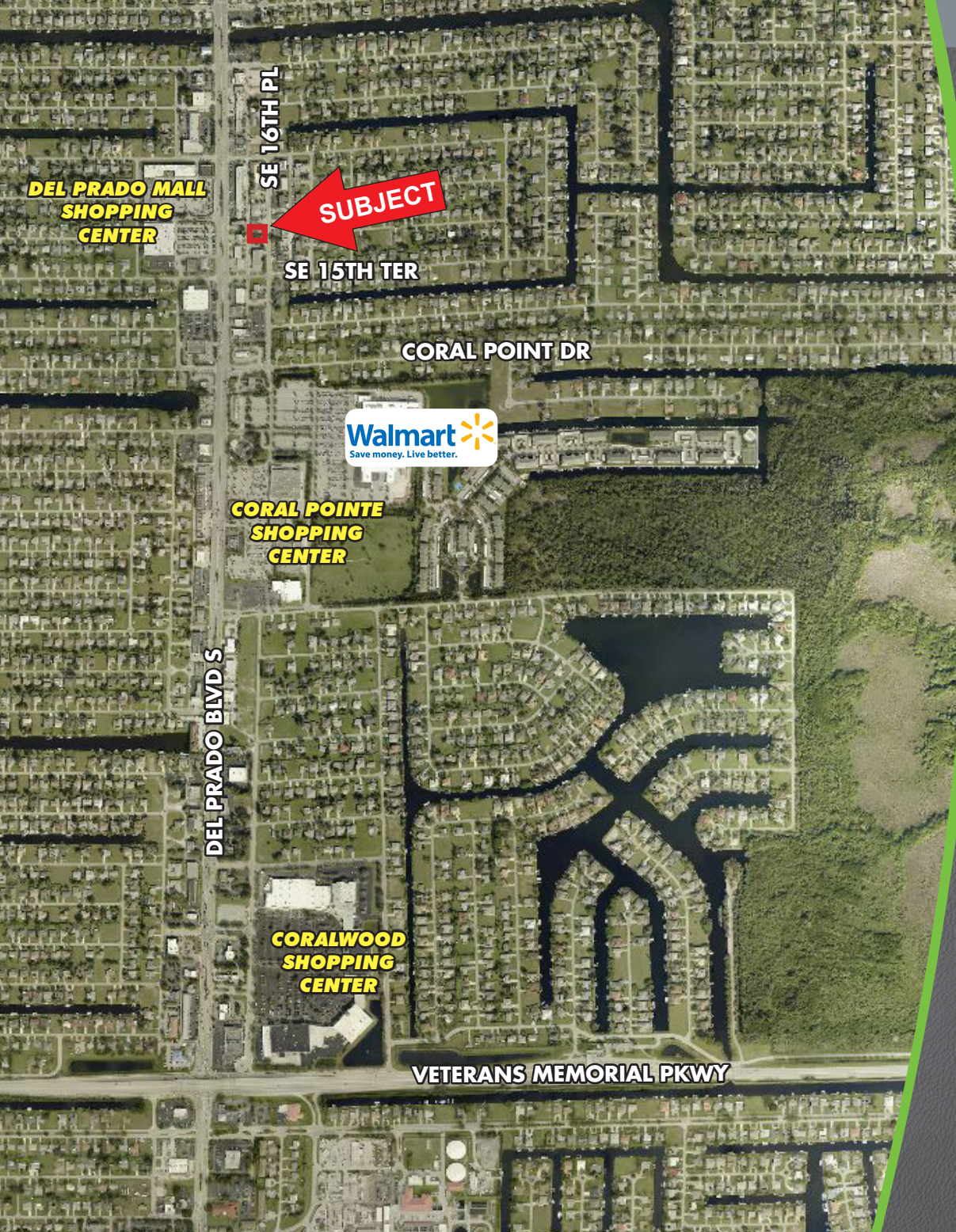
12140 Carissa Commerce Ct, Suite 102
Fort Myers, FL 33966

1100 Fifth Ave. S, Suite 100
Naples, FL 34102

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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	8,959	62,062	159,748
EST. HOUSEHOLDS	3,616	25,035	65,908
EST. AVERAGE HOUSEHOLD INCOME	\$61,780	\$62,311	\$61,632

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