

FLORIDA NNN INVESTMENT OPPORTUNITY

3665 E MILLWOOD LN (CORNER OF MILLWOOD LN & S.R. 200)

HERNANDO, FL 34442



8,320 SF



NNN RETAIL INVESTMENT FOR SALE
(9.07% CAP RATE)

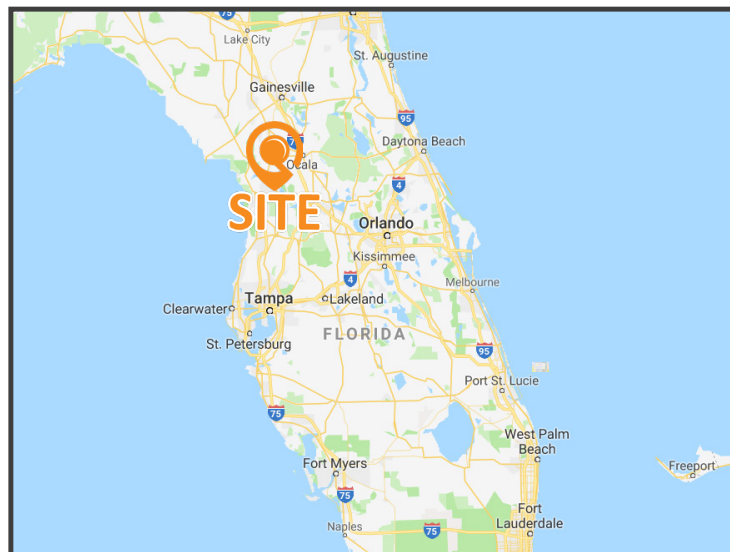


\$1,300,000

PROPERTY INFORMATION

Sale Price:	\$1,300,000
Cap Rate:	9.07 %
NOI:	\$117,863
Total GLA:	8,320 SF
Total AC:	1.26 AC
Year Built:	2012
Zoning:	GNC (General Commercial)
Parking Spaces:	33 (3.97 per 1,000 SF)
S.R. 200 AADT:	10,700 CPD

- Closed Family Dollar location.
- NNN lease with 3+ years remaining.
- Great investment opportunity.
- Excellent access with ingress/egress to both E Millwood Lane and State Road 200.
- Site features signage on corner location of State Road 200.



DEMOGRAPHICS

	<u>1-MILE</u>	<u>3-MILES</u>	<u>5-MILES</u>
Total Population	1,752	8,380	25,957
Five-Year Increase	2.2%	1.8%	1.8%
Avg Household Income	\$39,517	\$50,634	\$53,308
Total Households	936	4,044	12,389
Daytime Employees	118	1,111	3,295

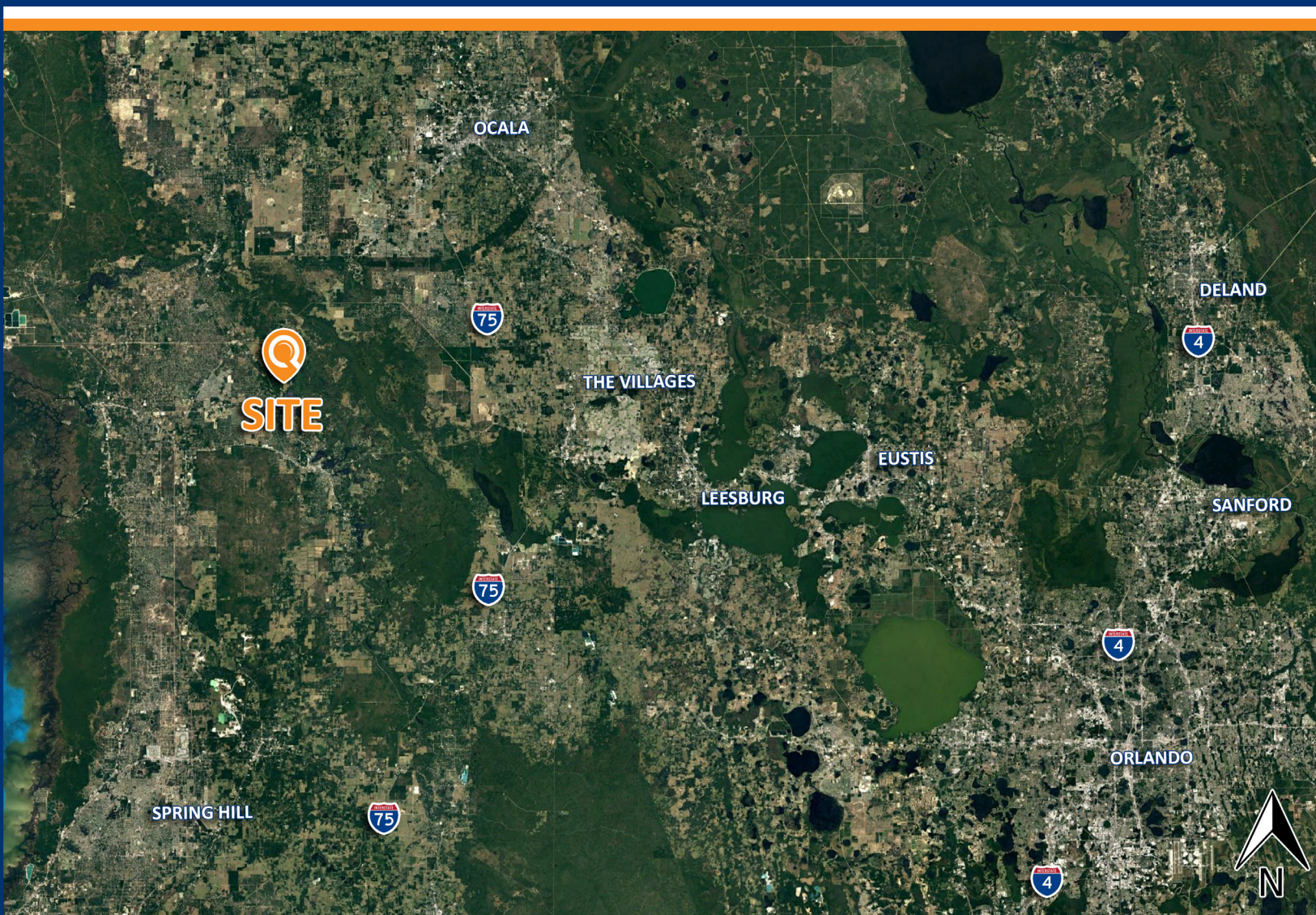
(Applied Geographic Solutions 2019)

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