





TWO-TENANT OUTPARCEL
INVESTMENT PROPERTY




*Actual Location Is Shown




Daily Traffic Counts Exceeding
47,000 Vehicles



Barriers To Entry For New Development



Corner Outparcel
Location at Traffic
Light Intersection



Long Term Tenant
Occupancy History

FOR MORE INFORMATION :
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TERMS

PRICE	\$1,681,754
CAP	6.50%

HIGHLIGHTS :

- Corporate Backed T-Mobile Lease with recent Lease Extension
- Strong 70+ Unit Dunkin / Baskin Robins Operator (Chunara Food Group) with recent Lease Extension
- Excellent visibility on Planet Fitness / Dollar Tree outparcel
- Located on major retail corridor with traffic counts = +/- 47,900 VPD
- Drive Thru Dunkin / Baskin Robins enhancing unit sales performance
- Surrounded by several big box retailers creating substantial cross-traffic at the property
- Less than 5 miles from Interstate 75



	1 MILE	3 MILE	5 MILE
POPULATION	9,856	73,997	98,865
HOUSEHOLDS	3,700	26,803	34,279
HOUSEHOLD INCOME	\$55,139	\$52,854	\$55,368



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[PROPERTY VIDEO](#)



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