

FOR SALE

CIRCLE K SALE LEASEBACK OPPORTUNITY

2790 N TAMiami TRL, FORT MYERS, FL 33903



CLICK ON THE FOLLOWING LINKS:



Map



Street

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Executive Summary



OFFERING SUMMARY

Sale Price:	\$1,500,000
Building Size:	3,031 SF
Lot Size:	0.34 Acres
Price / SF:	\$494.89
Cap Rate:	5.25%
NOI:	\$78,780

LEASE SUMMARY

Lease Type:	NN
Taxes / Insurance / CAM:	Tenant
Roof / Structure:	Landlord
Term Remaining:	15 Years
Original Lease Term:	15 Years
Commencement Date:	Sale Leaseback
Current Term Expiration:	15 Years from Purchase
Options:	(1) 10 Year Options - (2) 5 Year Options
Increases:	5% In Option Periods

PROPERTY HIGHLIGHTS

- Property Converting Over to a Circle K New Branding
- NN Lease Structure - Minimal Landlord Responsibilities
- Standard & Poor's Credit Rating BBB
- Population Exceeds 97,000 Individuals within a 5 Mile Radius
- Over 19,000 Vehicles Pass Site Daily on N Tamiami Trl & Carrington Dr

Lease Abstract



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Additional Photos



Regional Map



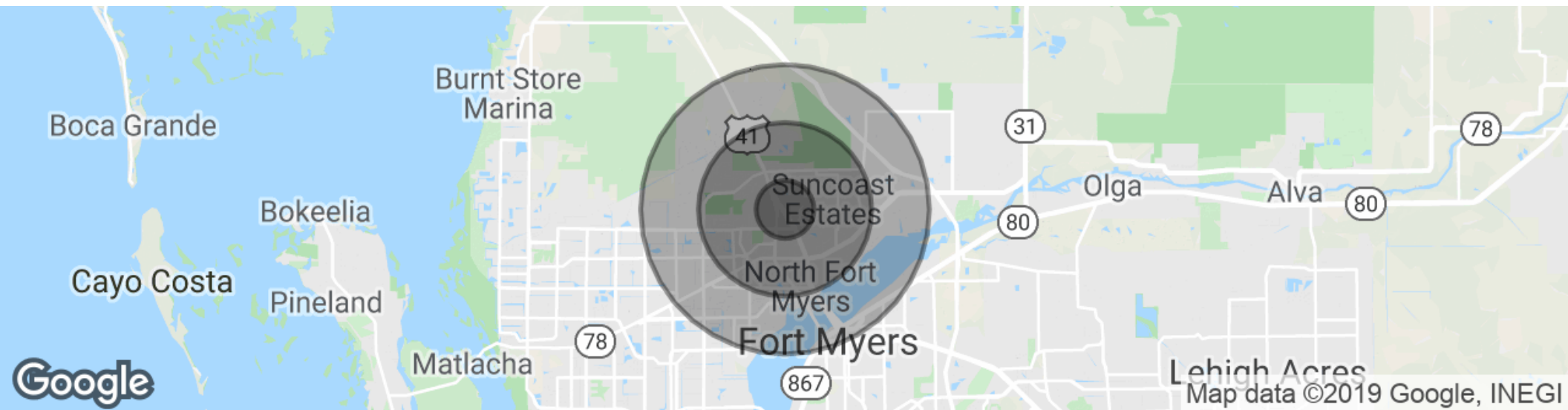
Retailer Map



Aerial Maps



Demographics Map & Report



POPULATION	1 MILE	3 MILES	5 MILES
Total population	5,388	44,476	97,364
Median age	61.6	55.3	50.4
Median age (Male)	60.2	54.3	48.7
Median age (Female)	62.0	55.8	51.5
HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	2,786	20,767	42,550
# of persons per HH	2.1	2.2	2.3
Average HH income	\$42,208	\$51,279	\$55,956
Average house value	\$72,795	\$134,216	\$172,698

PROPERTY EVALUATION

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