

FOR SALE

# STEAK 'N SHAKE

40 TOWNE CENTER CIR, SANFORD, FL 32771



CLICK ON THE FOLLOWING LINKS:



Map



Street

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#### OFFERING SUMMARY

Sale Price:	\$1,700,000
Building Size:	3,646 SF
Lot Size:	0.96 Acres
Price / SF:	\$466.26
Cap Rate:	4.91%
NOI:	\$83,541

#### LEASE SUMMARY

Lease Type:	NNN
Term Remaining:	10 Years
Options:	(3) 5 Year

#### PROPERTY HIGHLIGHTS

- Absolute Triple Net with Zero Landlord Responsibilities
- Single Tenant Freestanding Steak 'n Shake Property
- Constructed with an Existing Drive Thru
- Recent 10 Year Lease Extension
- Surrounded by a Plethora of National Tenants Including Target, Sam's Club, Best Buy, and More
- Population Exceeds 115,000 Individuals within a 5 Mile Radius
- Average Household Income Exceeds \$91,000 Annually within a 3 Mile Radius



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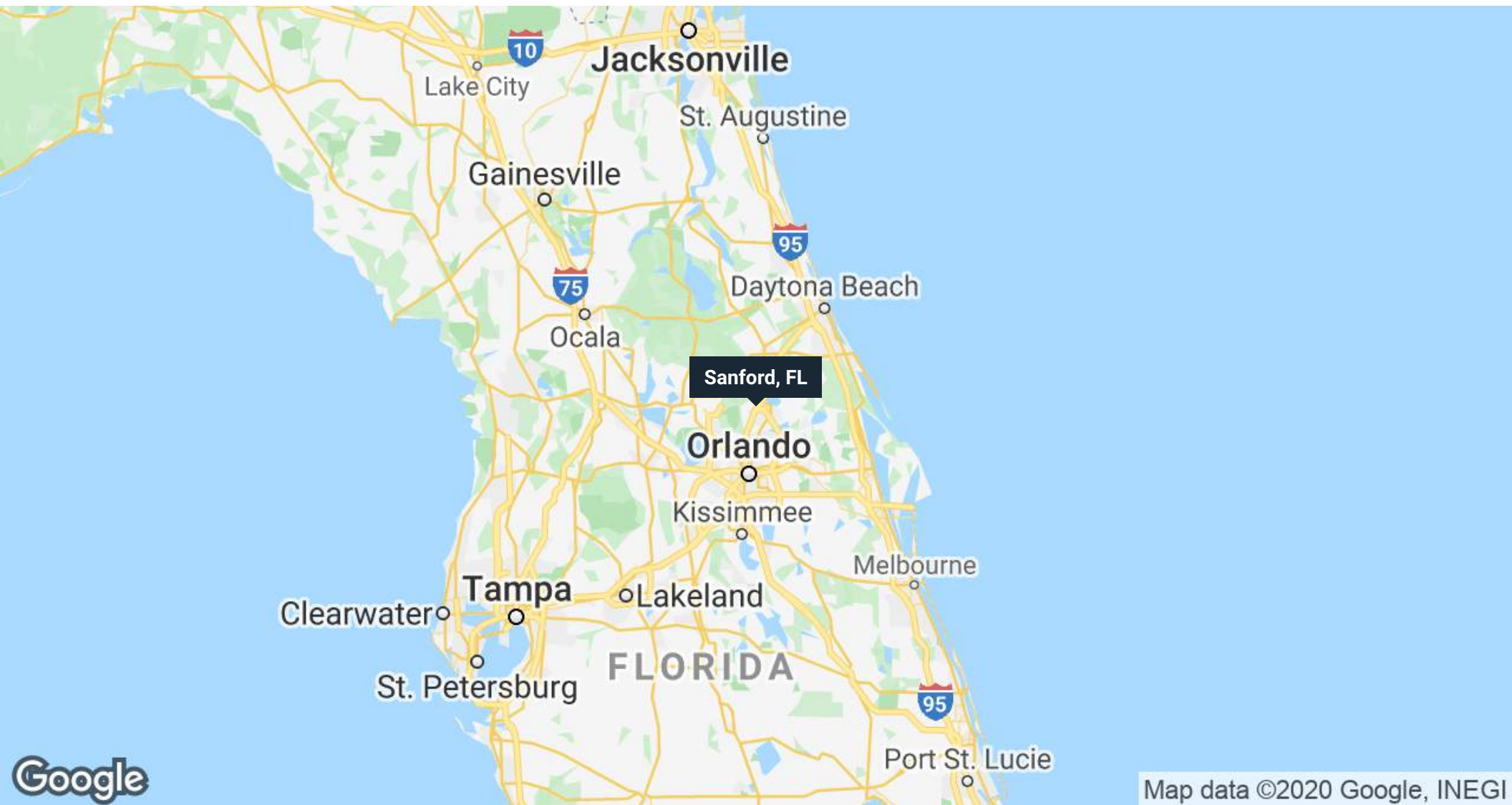
**RENT SCHEDULE**

YEARS	NOI
07/01/2020 - 06/30/2025	\$83,541
07/01/2025 - 06/30/2030	\$1,363,979

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Additional Photos

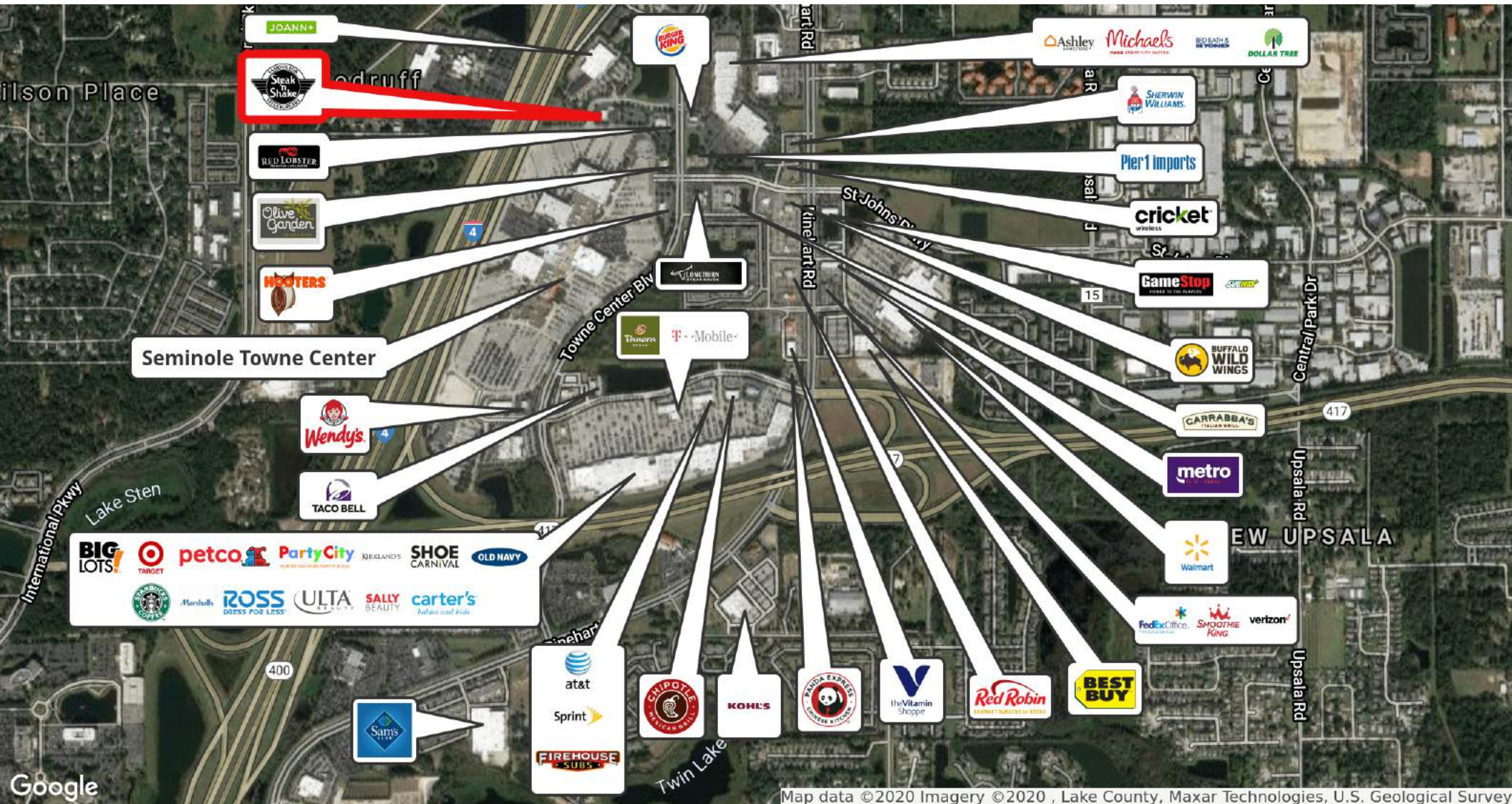






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## Retailer Map



Map data ©2020 Imagery ©2020 , Lake County, Maxar Technologies, U.S. Geological Survey



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Aerial Maps



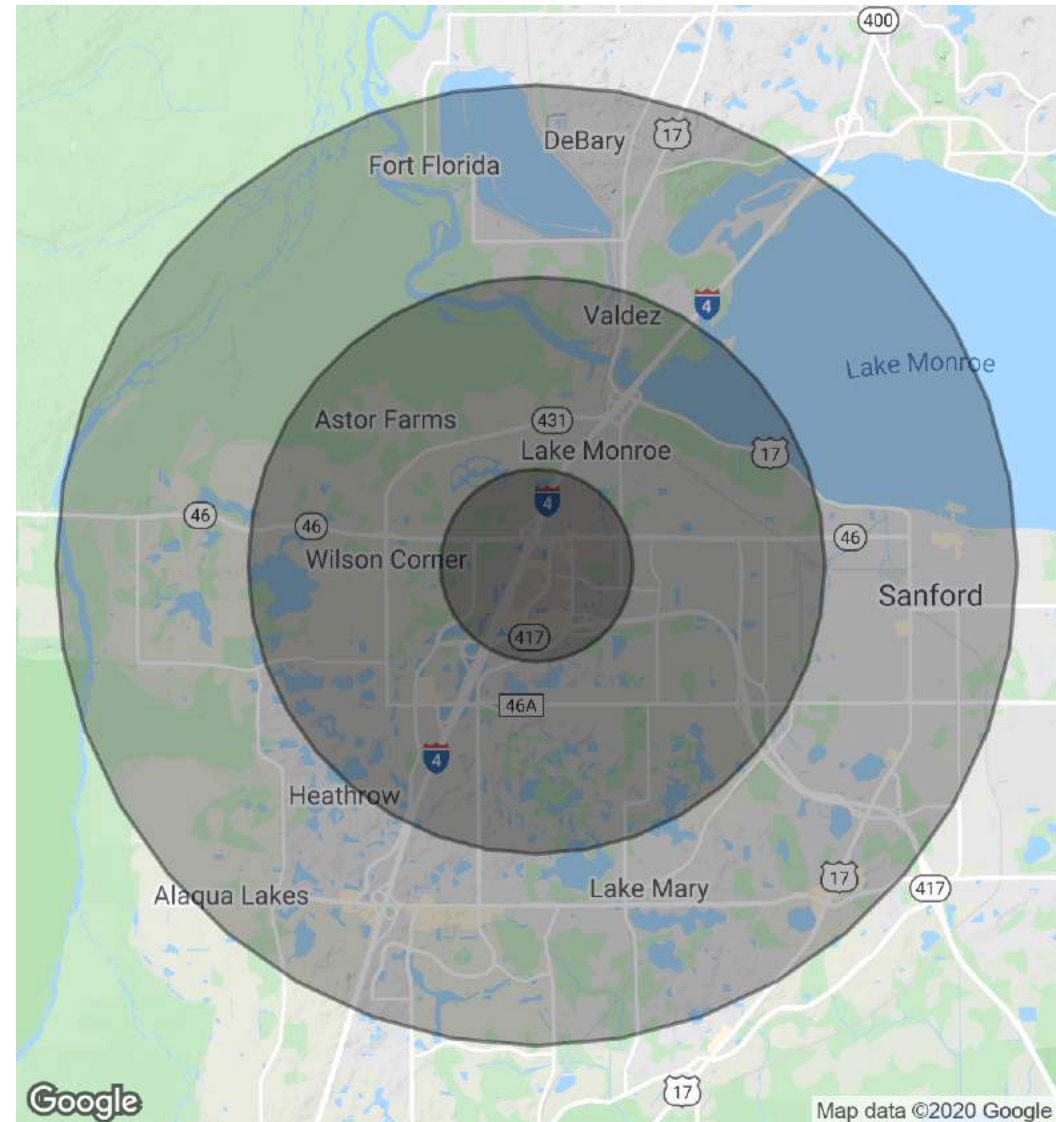


## Demographics Map &amp; Report

POPULATION	1 MILE	3 MILES	5 MILES
Total Population	3,283	47,269	115,006
Average age	31.8	36.7	36.5
Average age (Male)	32.7	37.1	36.5
Average age (Female)	30.9	36.1	36.6

HOUSEHOLDS & INCOME	1 MILE	3 MILES	5 MILES
Total households	1,260	18,329	44,695
# of persons per HH	2.6	2.7	2.7
Average HH income	\$70,609	\$91,974	\$79,982
Average house value	\$216,790	\$318,484	\$343,102

\* Demographic data derived from 2010 US Census



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