

FOR SALE

Pet Supermarket / Humana MarketPoint NNN Investment Property



Center Size : 9,000 SF
Sales Price : **\$2,700,000**

Available Space : Fully Leased
CAP Rate : 5.50% Zoning: C-1

4314 - 4316 Commercial Way, Spring Hill, FL 34606

Property: Prime retail building in the heart of the retail trade area of Spring Hill, Florida. Built in 2004, tenants include Pet Supermarket (7,000 SF) and Humana MarketPoint (2,000 SF). Both Tenants are committed to the area and have recently signed lease extensions. Pet Supermarket has over 135 locations in 12 states with Humana being in 35 states plus Puerto Rico.

Area: This property benefits from excellent front-age and visibility along US Highway 19, the primary retail trade corridor in Spring Hill. It is directly across from a large retail center anchored by Target and Publix. With many other national retailers, this section of US Highway 19 serves 46,000 vehicles per day. Spring Hill is part of the Tampa MSA and is 35 minutes away.

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LEASE ABSTRACTION

	Pet Supermarket	Humana MarketPoint
Tenant		
GLA	7,000	2,000
Year Built/Renovated	2004	2004
Lease Start	2004	2010
Lease Expiration	2024	2020
Lease Term Remaining	5 Yrs	3 Yrs
Rent Increases	Up to 2% of CPI Ann	None
Options	One 5 year option	Two 3 year options
Lease Type	NNN	NNN
Right of First Refusal	No	No



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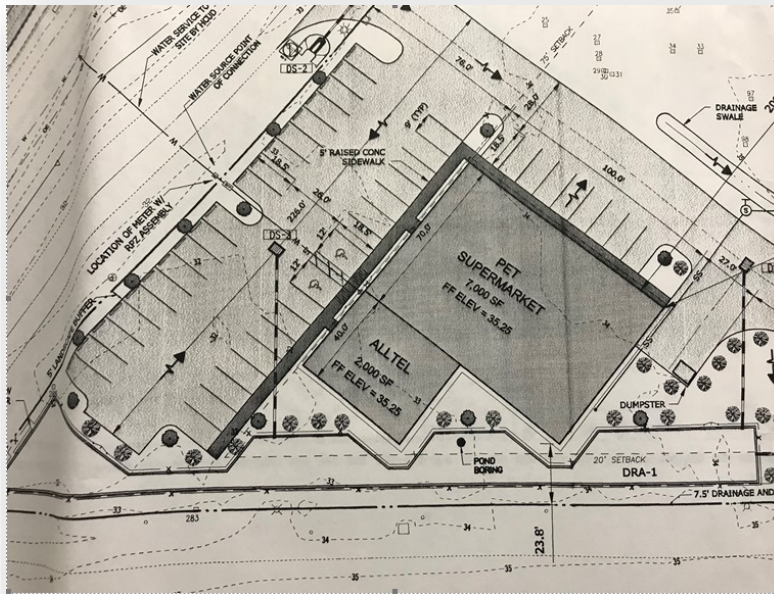
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