

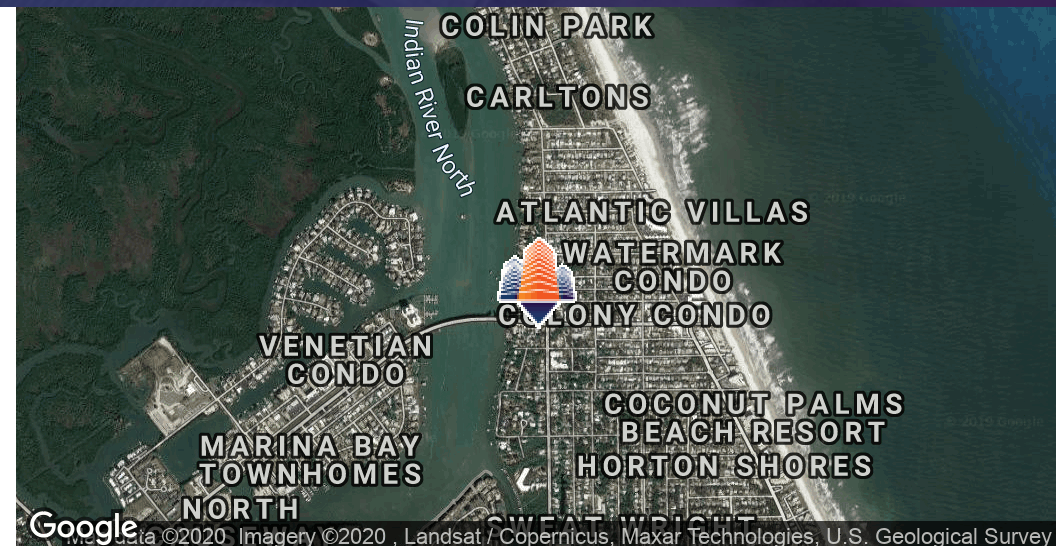
# Cafe Heavenly- NNN Investment Opportunity

115 Flagler Ave, New Smyrna Beach, FL 32169



EQUITY  
INVESTMENT  
SERVICES

## PROPERTY SUMMARY



### PROPERTY HIGHLIGHTS

- Single Tenant Absolute NNN Investment Opportunity
- Successful 22 year track record
- Sale Leaseback- 5 year initial term with 3% annual increases
- Located on Flagler Avenue, the main street in the popular New Smyrna Beach
- Only approved Drive-thru on the main area of Flagler Avenue

### OFFERING SUMMARY

Sale Price:	\$1,000,000
Lot Size:	0.19 Acres
Building Size:	1,801 SF
Cap Rate:	7.0%

DEMOGRAPHICS	1 MILE	3 MILES	5 MILES
Total Households	1,198	6,015	14,102
Total Population	2,517	12,713	30,974
Average HH Income	\$70,533	\$64,424	\$60,270

Juan Jimenez, MSRE, CCIM  
407.844.5238  
jjimenez@eisre.com



7575 Dr. Phillips Blvd, Ste 390  
Orlando, FL 32819  
www.eisre.com