



EXCLUSIVE OFFICE INVESTMENT OPPORTUNITY

SACRED HEART MEDICAL OFFICE

55 AVENUE E, APALACHICOLA, FL 32320

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**BERKSHIRE HATHAWAY
COMMERCIAL DIVISION**
PenFed Realty

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EXECUTIVE SUMMARY



PROPERTY OVERVIEW

Sacred Heart medical office available on Hwy 98 (Avenue E), the main thoroughfare in Apalachicola. The free standing building has 2,880 SF and is situated on approximately .28 acres. Sacred Heart signed a 10 year lease in 2011, with 5 years remaining on the lease. Great location and access with ample parking. Landlord is responsible for exterior of premises and structure, tenant pays CAM, Taxes, and insurance.

LOCATION OVERVIEW

The subject site is located on the corner of US Hwy 98, also known as Avenue E, and 4th street in Apalachicola. US Hwy 98 is the main thoroughfare in town that stretches 60 miles to Panama City. Apalachicola is 80 miles south of the state's capitol city, Tallahassee, and is a sought after boating and travel destination in one of Florida's sought after coastal communities.

	5 Miles	10 Miles	15 Miles
Total Households:	338	861	1,422
Total Population:	891	2,223	3,610
Average HH Income:	\$39,323	\$42,576	\$45,418

PROPERTY SUMMARY

Sale Price:	\$806,400
Cap Rate:	7.5%
Investment Type:	NNN
Lot Size:	0.28 Acres
Building Size:	2,880 SF
Property Type:	Medical Office
APN:	01-09S-08W-8330-0008-0010
Year Built:	1981
Parking Spaces:	19 Spaces



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PROPERTY PHOTOS

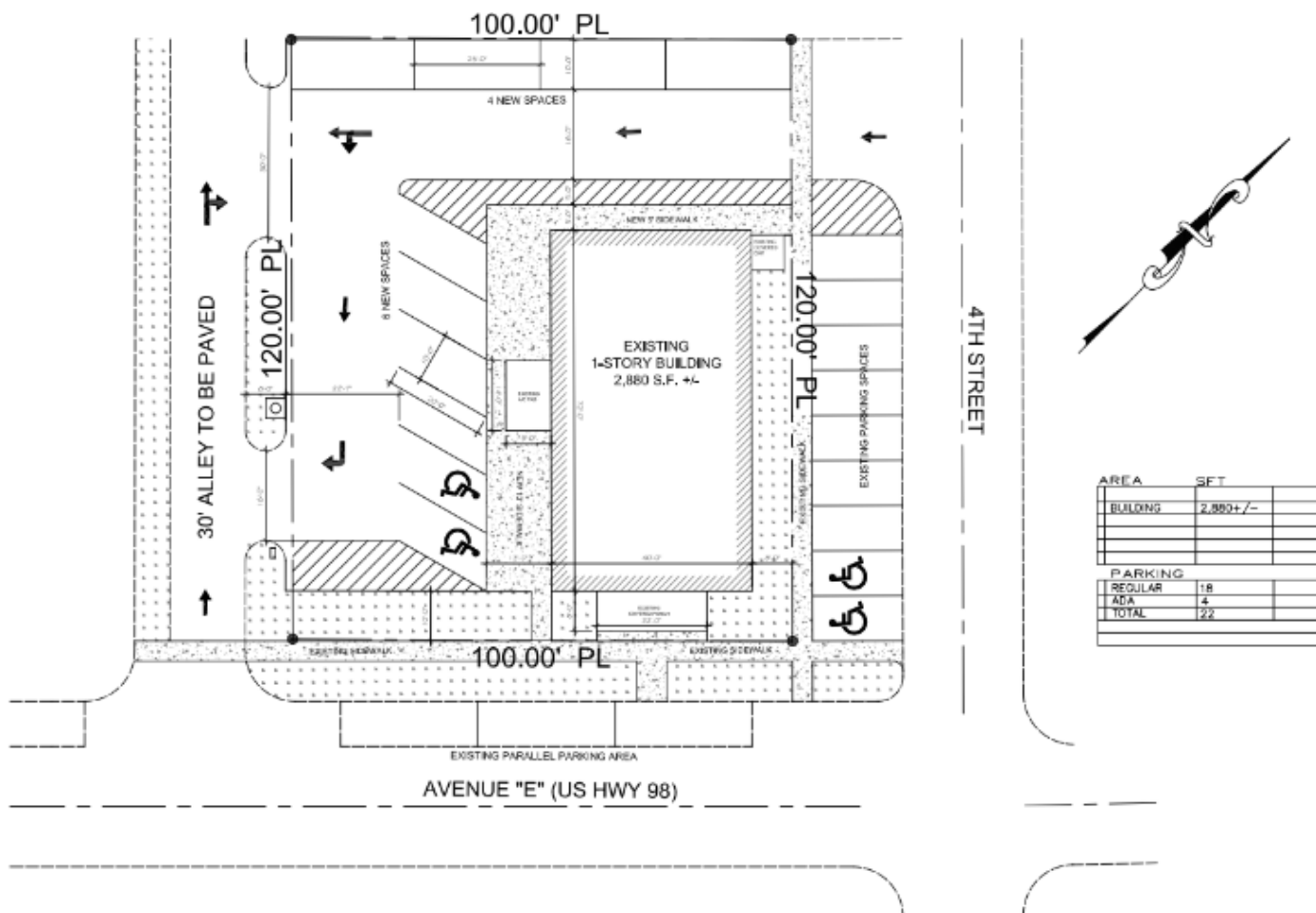




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SITE PLAN



SITE PLAN
1"=10'-0"

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RENT ROLL

TENANT NAME	UNIT SIZE (SF)	LEASE START	LEASE END	ANNUAL RENT	PRICE PER SF/YR	OPTIONS	OPTION RENT
Sacred Heart Health Systems	2,880	10/14/2011	10/14/2021	\$60,480	\$21	3 (5) year periods	Period 1: \$66,528/Yr Period 2: \$73,180.90/Yr Period 3: \$80,498.88/Yr



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AERIAL MAP

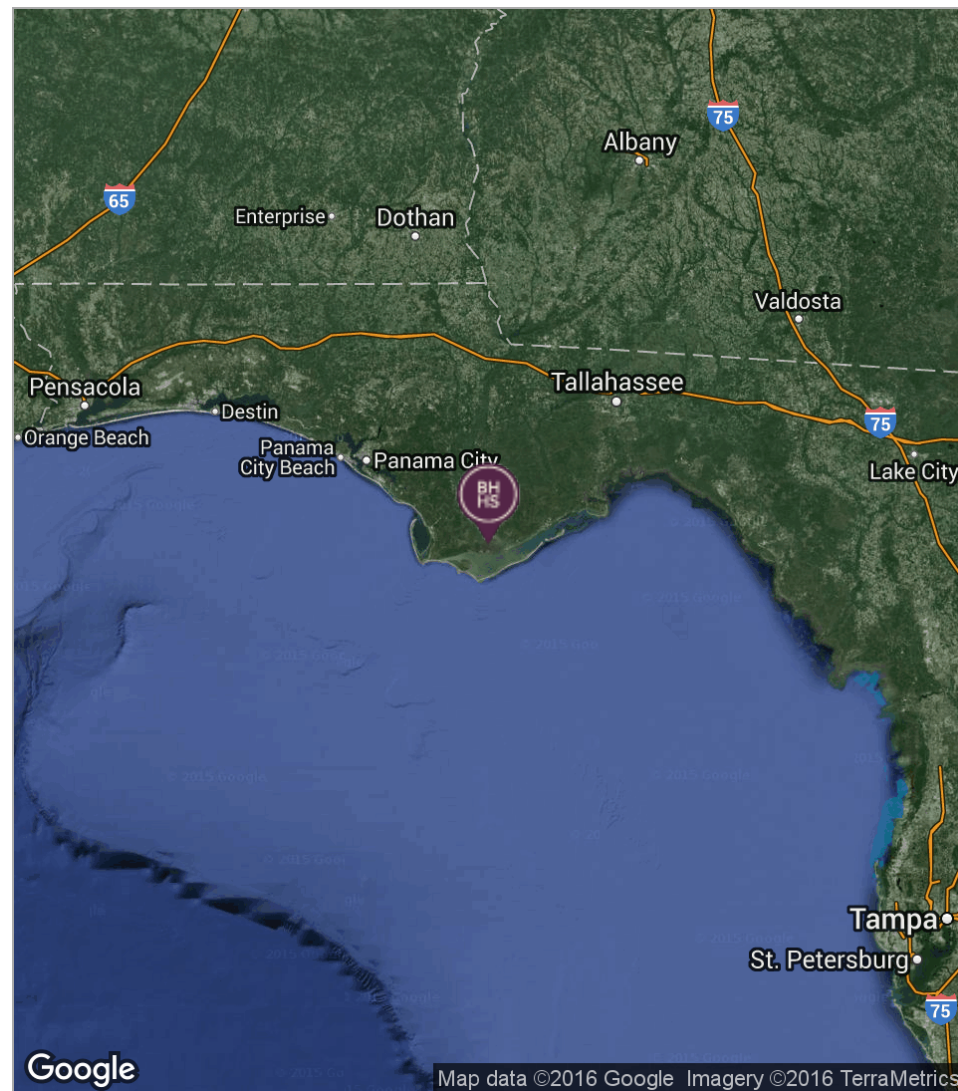
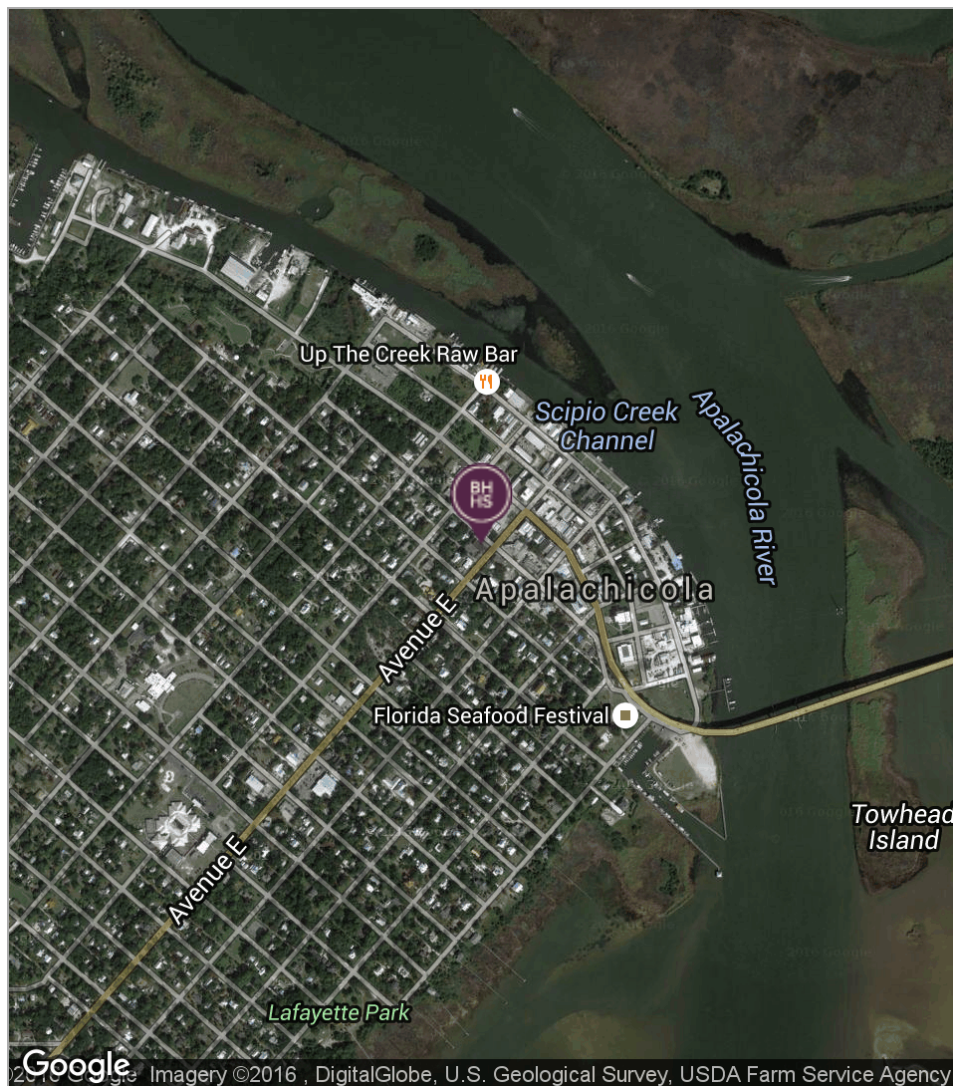




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LOCATION MAPS



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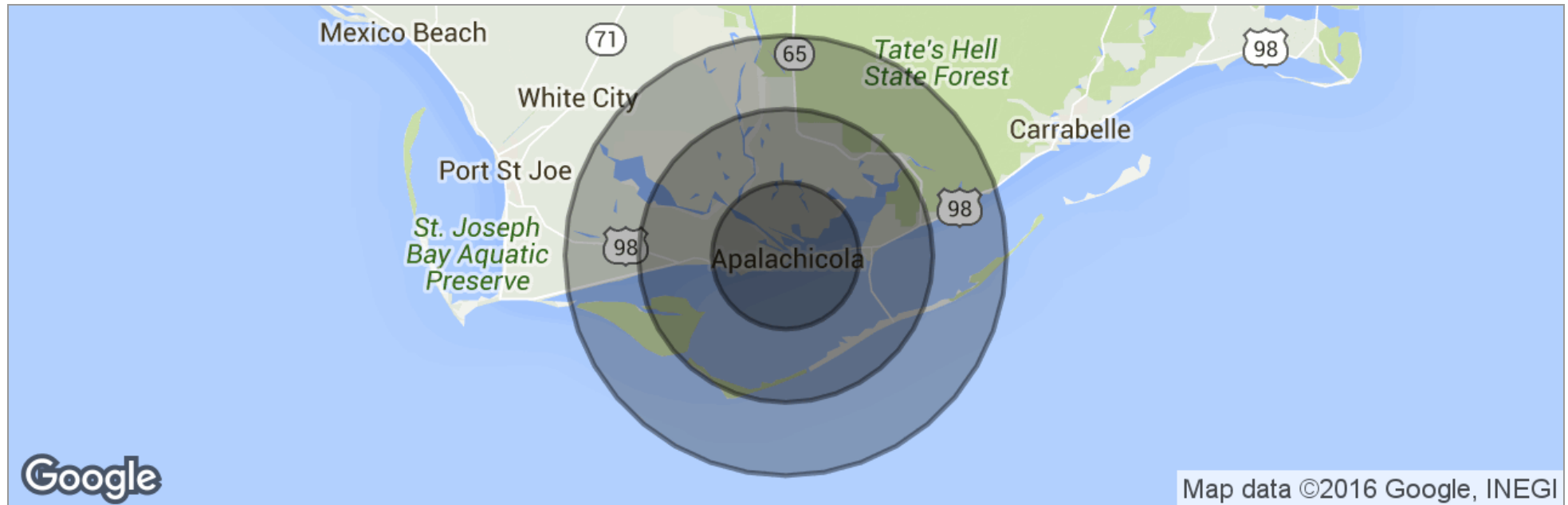
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MORE INFORMATION AVAILABLE
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DEMOGRAPHICS MAP



	5 Miles	10 Miles	15 Miles
Total Population	891	2,223	3,610
Population Density	11	7	5
Median Age	33.4	35.9	38.0
Median Age (Male)	32.4	35.3	37.6
Median Age (Female)	34.8	36.2	37.6
Total Households	338	861	1,422
# of Persons Per HH	2.6	2.6	2.5
Average HH Income	\$39,323	\$42,576	\$45,418
Average House Value	\$126,293	\$153,996	\$191,592

* Demographic data derived from 2010 US Census