



1,860 SF



**INVESTMENT OPPORTUNITY
FOR SALE**



\$1,790,000

PROPERTY INFORMATION

Sale Price:	\$1,790,000
Cap Rate:	5.00%
RBA:	1,860 SF
Lease Expiration:	August 31, 2024
Year Built:	2014
Cape Coral Parkway AADT:	35,000 CPD

- Base Rent:
Years 1-5: \$81,000 (9/1/14-8/31/19)
Years 6-10: \$89,000 (9/1/19-8/31/24)
- Renewal options: 4-5 Year Options.
- Rent increase 10% every 5 years.
- NN Lease Type.
- Landlord responsible for Roof & Structure.



<u>DEMOGRAPHICS</u>	<u>1-MILE</u>	<u>3-MILES</u>	<u>5-MILES</u>
Total Population	10,554	63,581	179,173
Five-Year Increase	2.4%	2.1%	2.1%
Avg Household Inc.	\$53,463	\$69,143	\$68,836
Total Households	5,363	29,133	81,363
Daytime Employees	6,983	15,014	63,235

(Applied Geographic Solutions 2018)

LQWEST.COM/STARBUCKS-INVEST

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LOCATION INFORMATION

Located at the southwest corner of Cape Coral Parkway and Chester Street in the heart of Cape Coral, Florida. Cape Coral Parkway is one of the most heavily traveled roadways in the city and is the commercial hub.

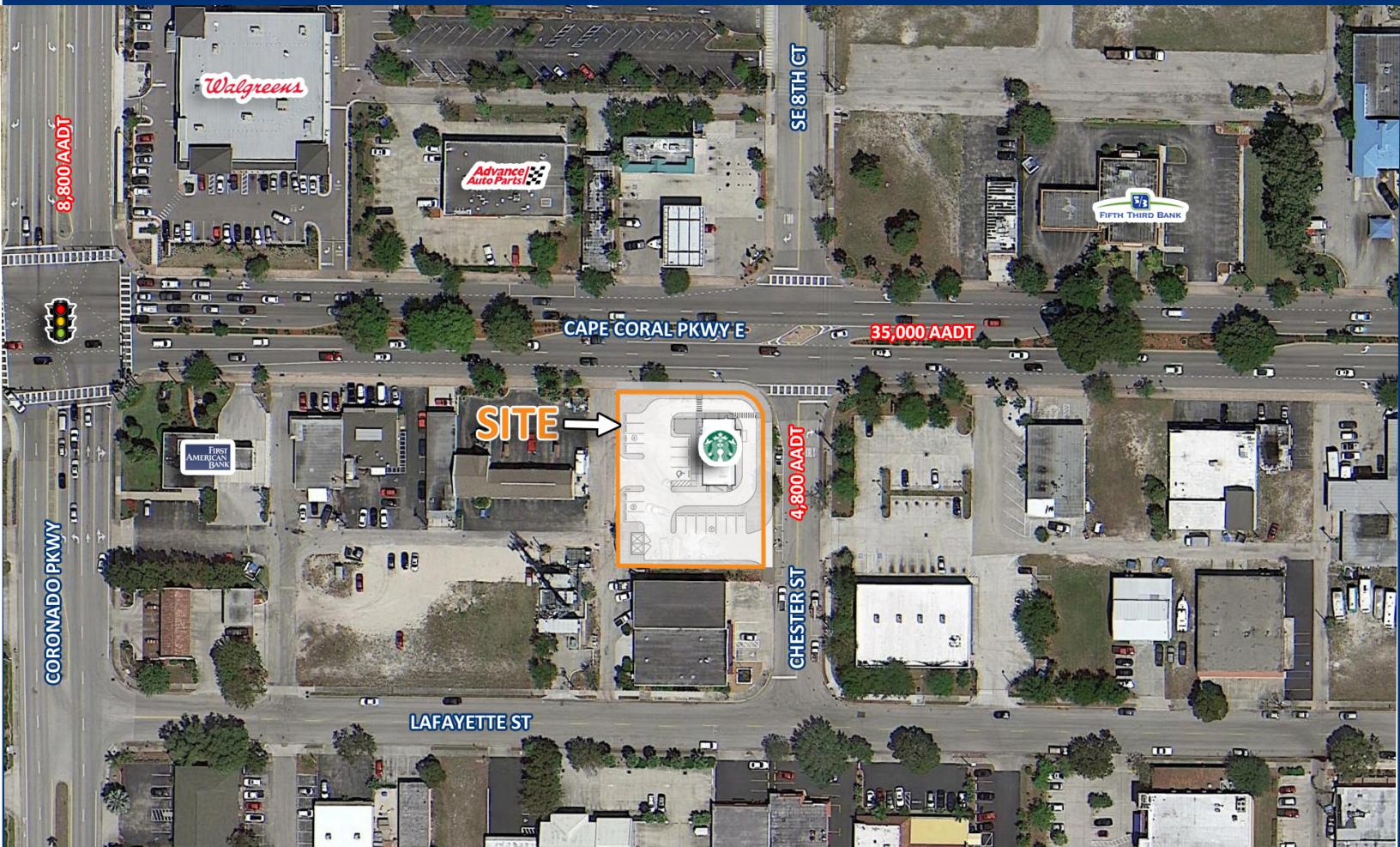
INVESTMENT OVERVIEW

Investment Grade Tenant

Net Lease

Building Constructed in 2014

10 Year Initial Lease Term with 5.5 Years Remaining and 4 and 5 year options.



1614 Colonial Blvd, Ste 101, Fort Myers, FL 33907

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