



60 E. 5TH STREET, APOPKA, FL 32703
VALUE-ADD OR OWNER/USER
MULTI-TENANT STRIP CENTER IN APOPKA

PROPERTY HIGHLIGHTS

- Downtown Apopka retail investment Opportunity
- Located on corner of 5th St. & Park Ave. directly behind City Hall of Apopka
- Immediate opportunity to add value through leasing the 7,370 SF vacancy
- Only strip center available for purchase in Downtown Apopka
- Free public parking directly across the street
- Property located in the CRA zone of Apopka which provides grants to tenants and owners

DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
Population	7,958	67,284	136,217
Households	2,659	23,184	47,979
Avg. HH Income	\$54,780	\$76,254	\$85,136

For More Information:

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FOR SALE
Contact Broker for Pricing

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ABOUT THE PROPERTY

V 3 Commercial Advisors is thrilled to exclusively bring to market this Value-Add or Owner/User Retail Investment Opportunity located at 60 E. 5th Street, Apopka, FL 32703.

The subject property is a 22,717 SF retail strip center on a 0.71 acre lot. It is located on the hard corner of 5th Street and Park Avenue, directly behind the City Hall of Apopka. The subject is the only property of this product type currently available in the Downtown Apopka market. This is a perfect opportunity for an owner to come in and occupy the vacant unit and retain case flow, or immediately increase the NOI through leasing the previously owner occupied unit (7,370 SF) Majority of tenants have 1-2 years left on their lease term, which provides an opportunity to boost rents as leases expire.

PROPERTY PHOTO



The information contained herein has been given to us by the owner of the property or other sources we deem reliable. We have no reason to doubt its accuracy, but we do not guarantee it. All information should be verified prior to leasing.



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AERIAL PHOTOS



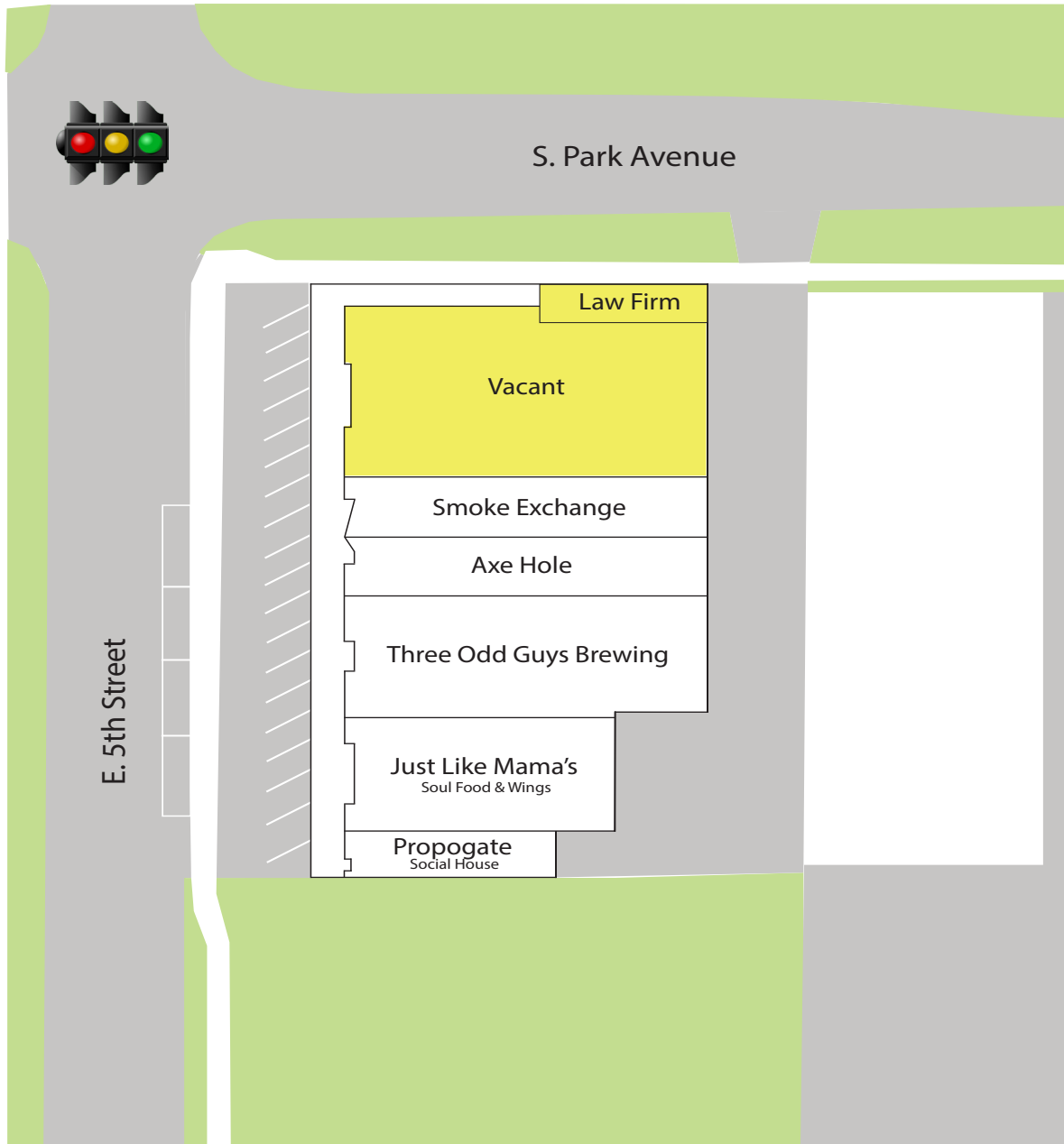
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SITE PLAN



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RETAIL MAP





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RENT ROLL

TENANT	SF	LEASE START DATE	LEASE EXPIRATION	ANNUAL BASE RENT	BASE RENT PSF	ANNUAL CAM/Tax REIMBURSEMENT	ESCALATIONS	RENEWAL OPTION	LEASE TYPE
Propagate Social House	1,024	4/1/23	4/1/26	\$19,776.00	\$19.31	\$1,664.09	3% per year	None	MG
Just Like Mama's Soul Food & Wings	3,198	5/15/24	5/15/27	\$36,000.00	\$11.26	\$3,196.16	3% per year	None	MG
Three Odd Guys Brewing	4,400	1/1/22	1/1/25	\$39,165.36	\$8.90	\$4,325.75	3% per year	(2) 3-Yr Renewal Options	MG
Axe Hole	2,200	8/1/22	8/2/25	\$22,915.44	\$10.42	\$2,236.03	3% per year	None	MG
Smoke Shop	2,310	7/1/23	6/30/26	\$31,827.00	\$13.78	\$2,236.03	3% per year	None	MG
All American Furniture	6,890	None	None	None	None	None	None	None	
Youngs Law Firm P.A.	480	1/1/23	12/31/24	\$12,000.00	\$25.00	\$600.00	3% per year	(2) 2-Yr Renewal Options	MG

IN-PLACE EXPENSES	
Lawn Maintenance	\$250.00
Property Taxes	\$14,164.00
Insurance	\$27,684.00
Utilities	\$900.00
Repairs	\$2,000.00
Accounting	\$1,800.00
Licenses & State Fees	\$300.00

In-Place Income	\$175,941.86
In-Place Expenses	\$47,098.00
In-Place NOI	\$128,843.86

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