

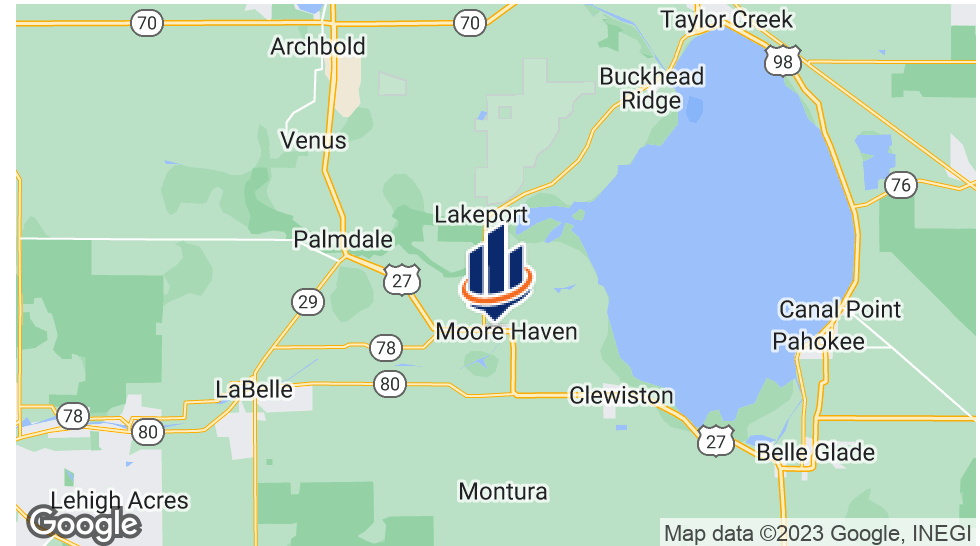


MOORE HAVEN RETAIL

1100 US HWY 27
MOORE HAVEN, FL 33471

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Property Summary



OFFERING SUMMARY

Lease Rate:	\$11.50 SF/yr (NNN)
Building Size:	7,785 SF
Lot Size:	1.01 Acres
Year Built:	2001
Zoning:	C-2
APN:	S11423200301280010 & S11423200301150030
Traffic Count (Hwy 27)	12,000 Cars/Day
Road Frontage	200 ± FT

PROPERTY OVERVIEW

This former Dollar General was converted into Motorsports store. Has an open floorplan which allows for several retail uses or business operations. Property taxes/insurance are \$1.53/SF. Landlord prefers for tenant to handle exterior maintenance/landscaping.

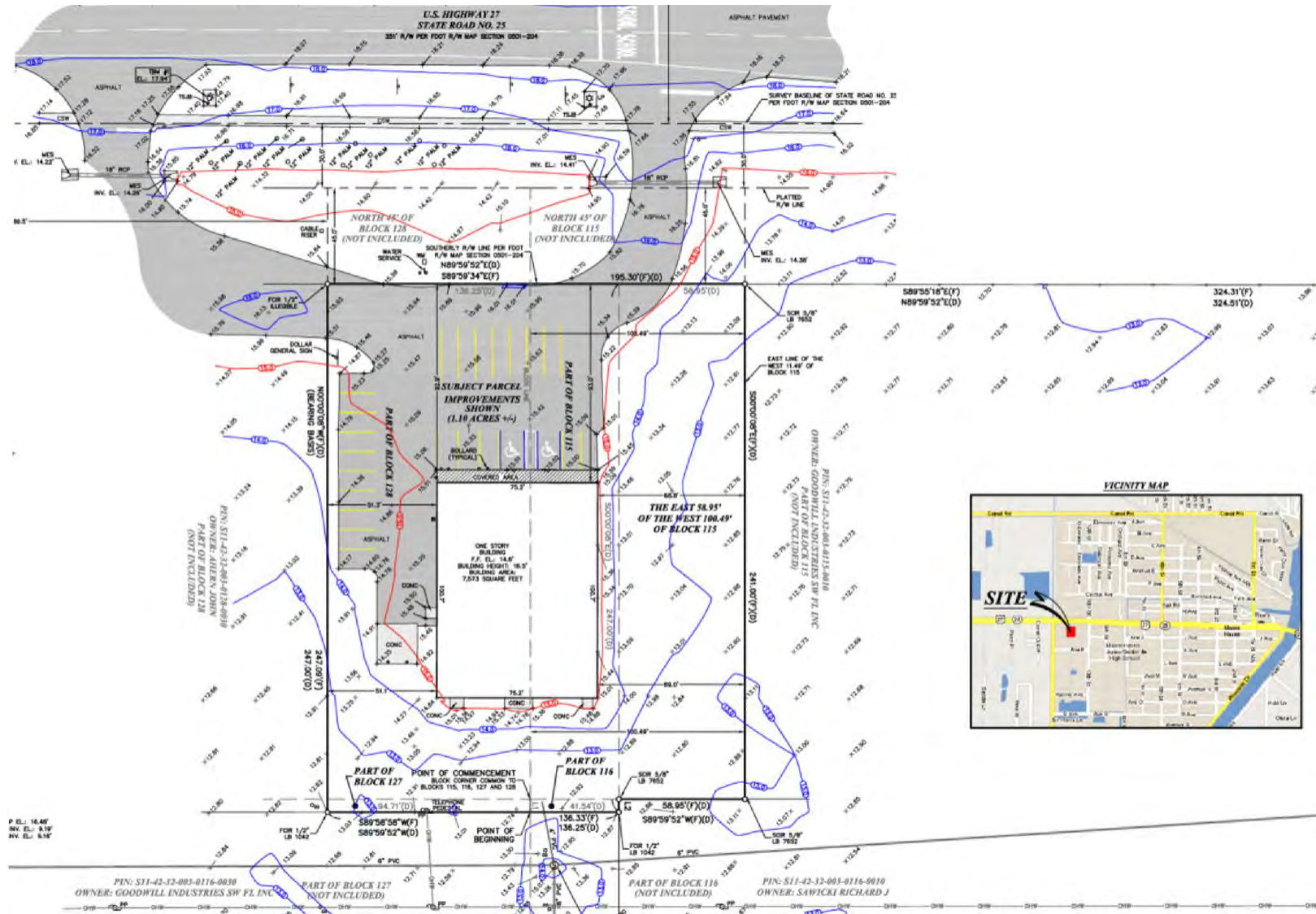
Location Description



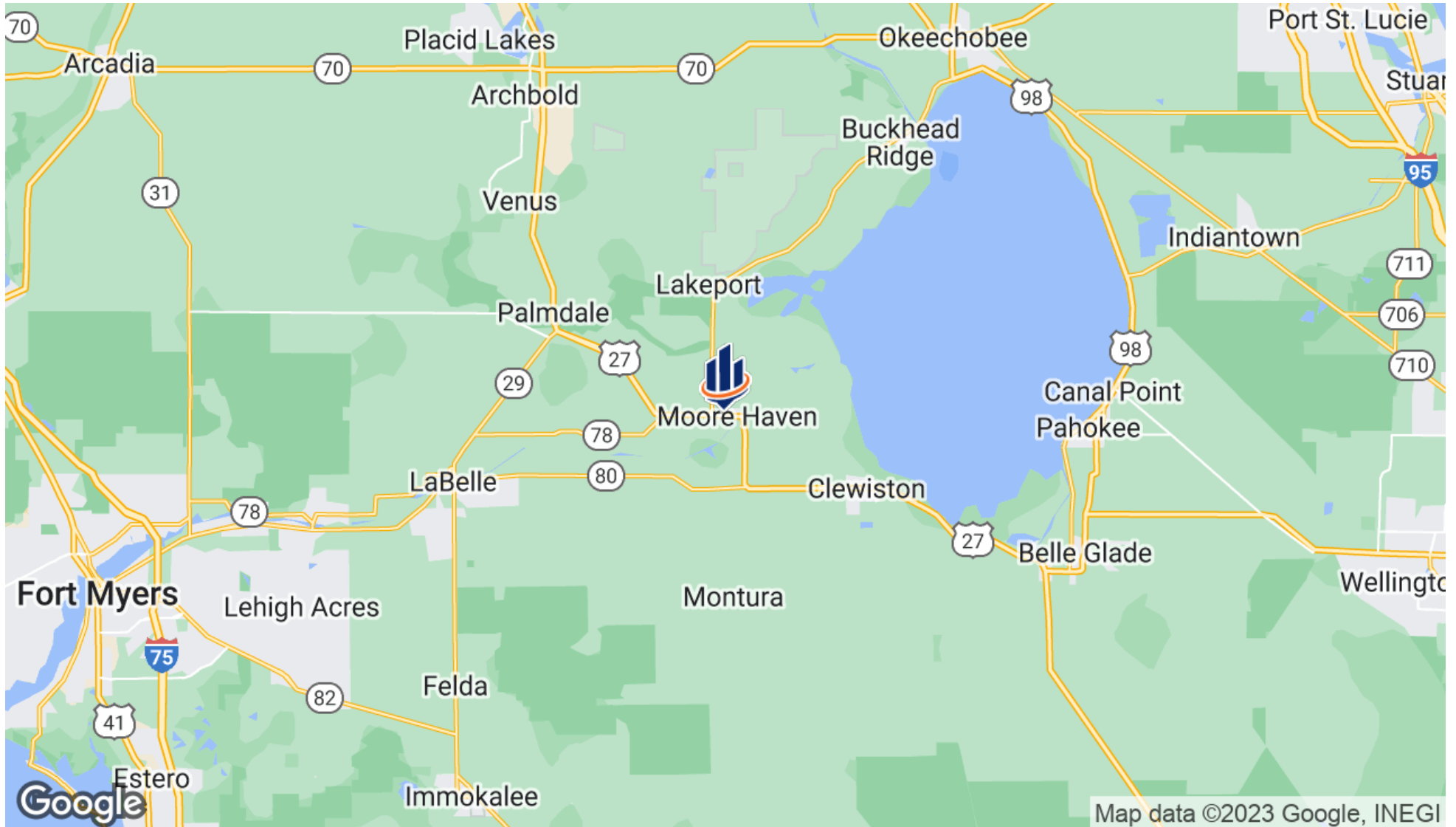
LOCATION DESCRIPTION

Highly visible, free standing retail building located along Hwy 27 and 10th Street in Moore Haven, FL. Other retailers in the area include Napa Auto Parts, Family Dollar, and Dollar General. Other business and government agencies in the area are First Bank, Florida Community Health Centers, USPS, Glades County Zoning/Sheriff/Tax Collector/Health Department, and Glades County Auditorium. This property is about an hour east of Fort Myers and 1.5 ± hours west of West Palm Beach.

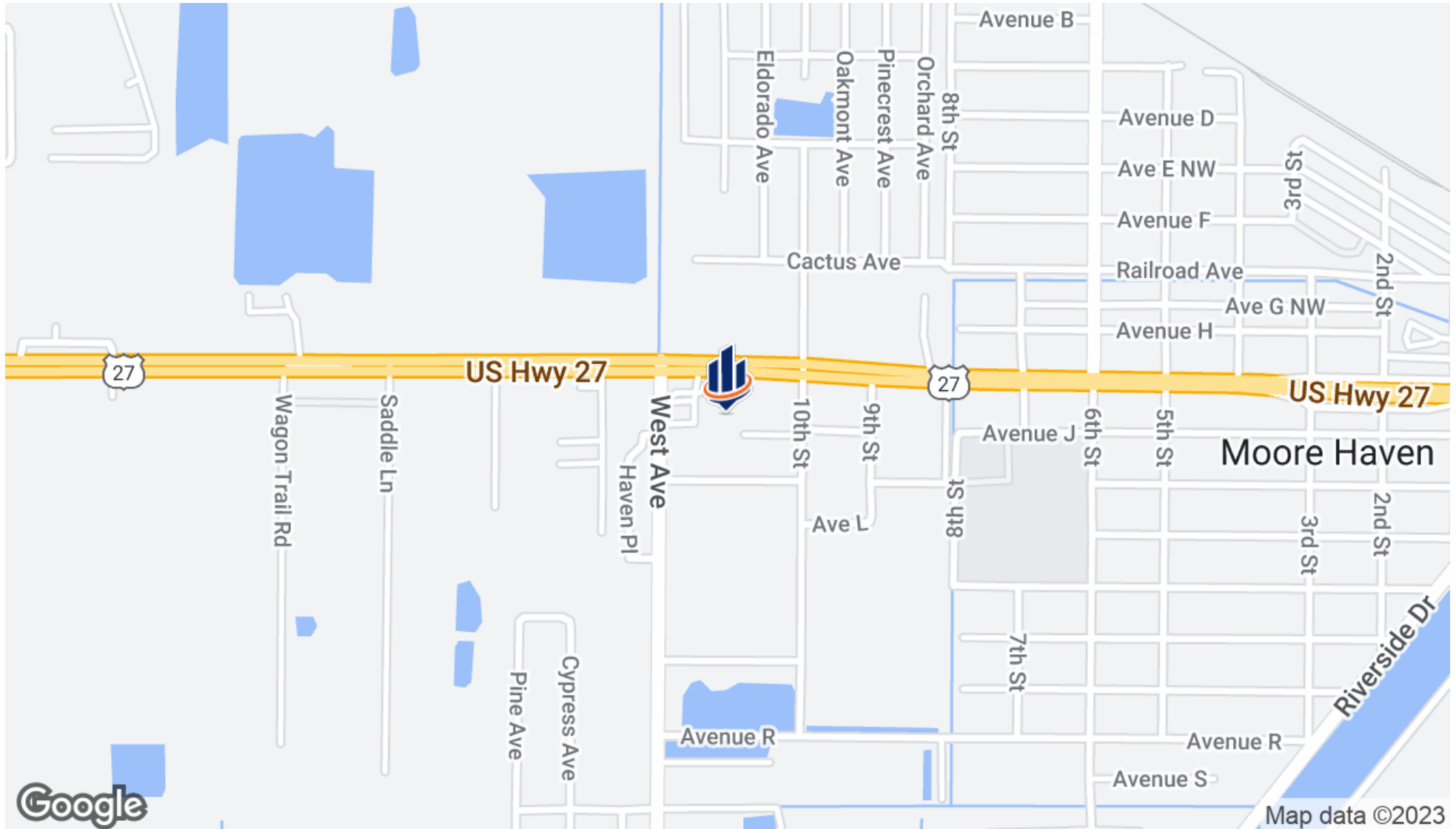
Boundary & Topographic Survey



Regional Map



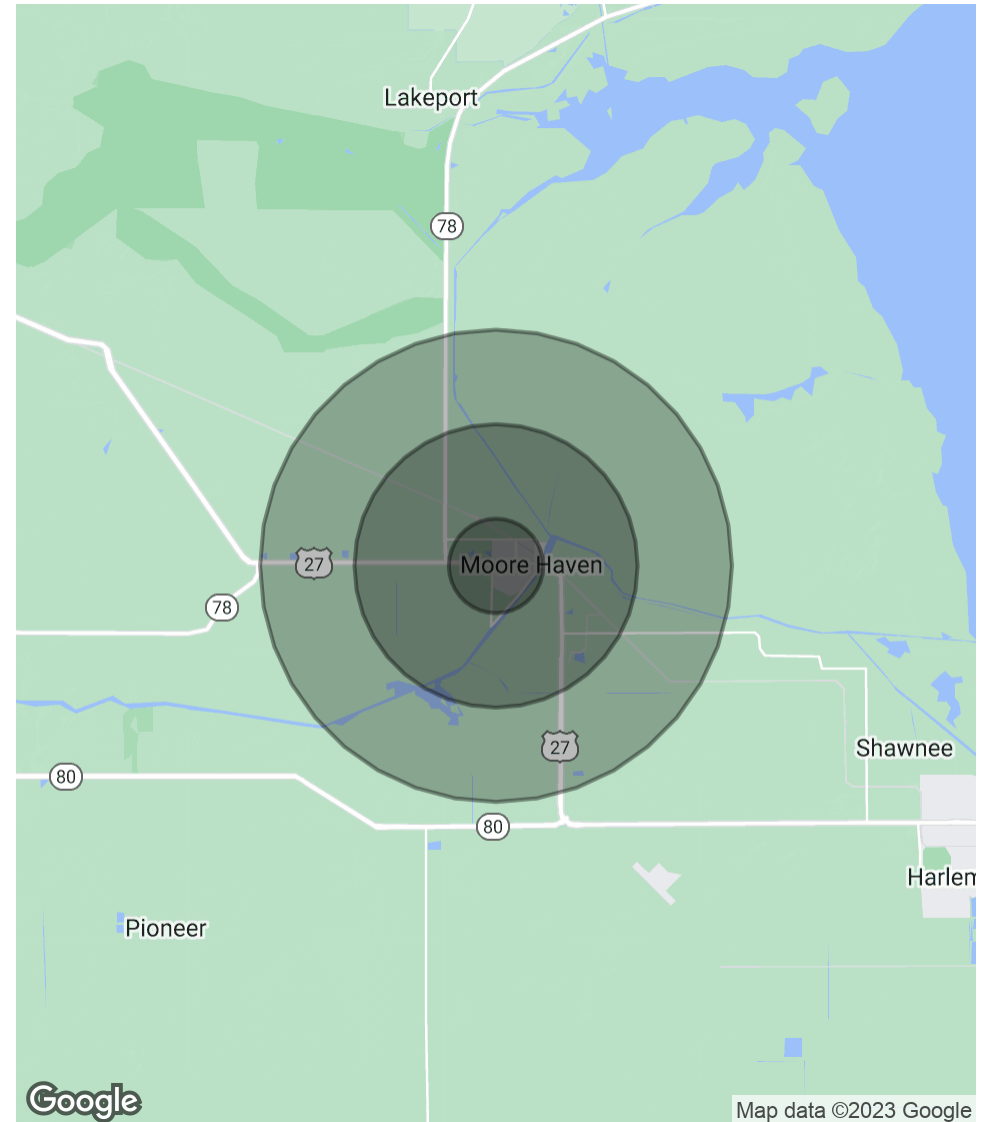
Location Map



Demographics Map & Report

	1 MILE	3 MILES	5 MILES
POPULATION			
Total Population	2,079	2,977	3,958
Average Age	36.2	37.5	39.2
Average Age (Male)	32.6	34.8	37.7
Average Age (Female)	40.6	42.1	43.5
HOUSEHOLDS & INCOME			
Total Households	893	1,174	1,454
# of Persons per HH	2.3	2.5	2.7
Average HH Income	\$34,131	\$34,805	\$36,327
Average House Value	\$89,382	\$90,736	\$94,962

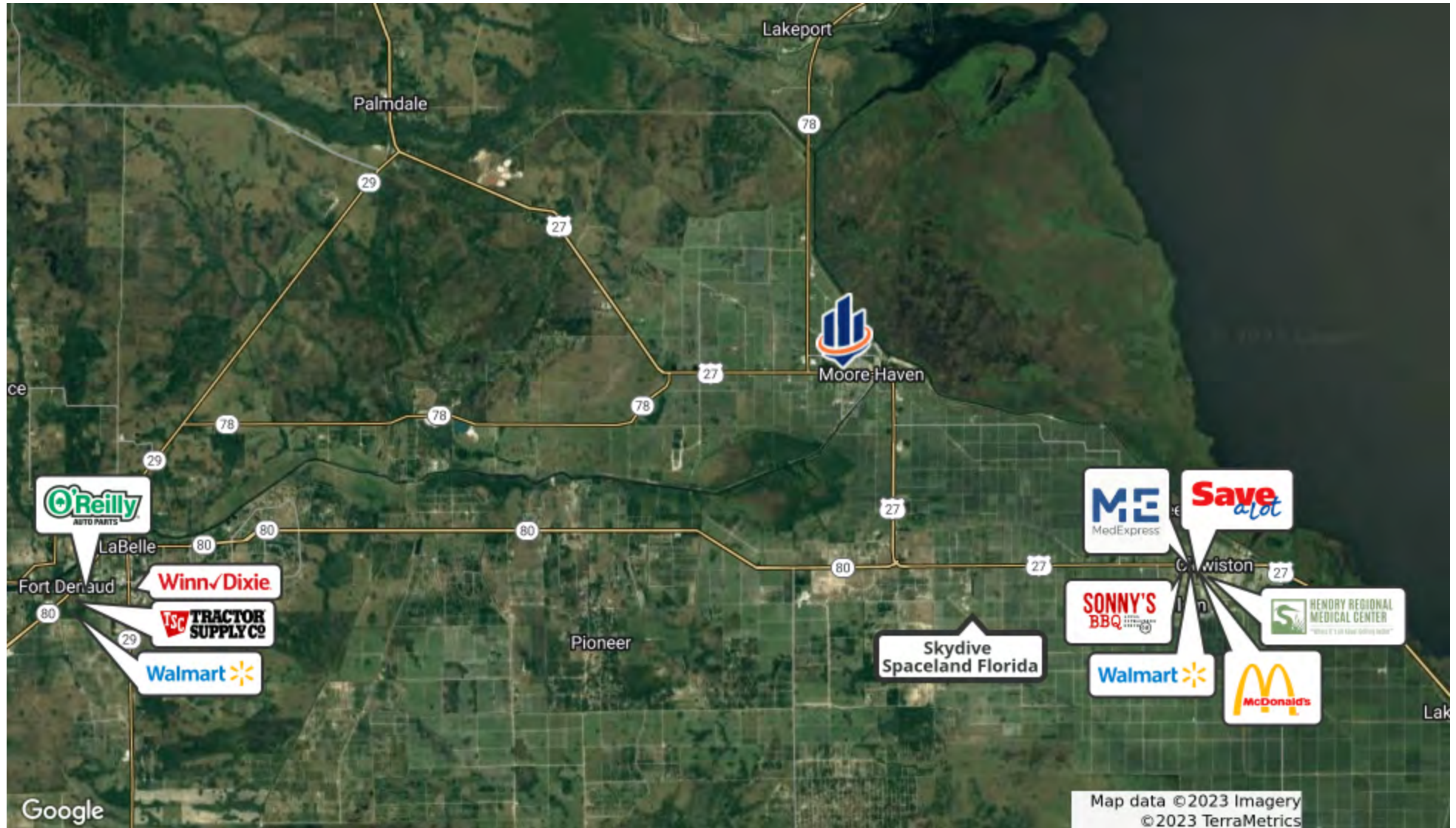
* Demographic data derived from 2020 ACS - US Census



Neighborhood Area Map



Market Area Map



Additional Photos



Additional Photos





LAUREN SMITH, CCIM, CPM

Property Manager/ Senior Advisor

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FL #SL3235233

PROFESSIONAL BACKGROUND

Lauren Smith, CCIM, CPM is a Property Manager & Senior Advisor at SVN | Saunders Ralston Dantzler Real Estate in Lakeland, Florida.

Lauren works with clients to increase the value and performance of their real estate investments. She believes that evaluating each property carefully to determine its strengths and weaknesses allows for maximum efficiency and profitability.

Lauren has worked in the real estate industry for over ten years, handling every aspect such as sales, leasing, property management, and development. She is a member of the International Council of Shopping Centers (ICSC) and Certified Property Manager (CPM) through the Institute of Real Estate Management (IREM). In 2021, Lauren earned her Certified Commercial Investment Member (CCIM) designation.

Additionally, Lauren has worked in business development, assisting several small businesses with their accounting, marketing, human resources, and operational needs. She holds a bachelor's degree in Business Administration with a concentration in Marketing from Florida Southern College.

Lauren specializes in:

- Sales
- Leasing
- Property Management
- Development



MATT FLEMING

Advisor

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PROFESSIONAL BACKGROUND

Matt moved to Fort Myers Florida in 1984 from Indianapolis, Indiana with his family. He is a graduate of Cypress Lake High School of Fort Myers. Matt continued his education at Florida State University and graduated with a Bachelor's Degree in Social Science.

Out of college, Matt worked as an environmental consultant with Passarella and Associates, Inc. Matt has also had experience as a project manager at Barraco and Associates.

For the past 13 years Matt has been highly successful as a sales person in the commercial trucking industry. In each of these roles it is safe to say Matt has gained valued relationships with his customers and has built great trust with South West Florida's development and agriculture industry. Matt has been a Realtor since 2004 and prides himself on customer service, integrity and going that extra mile for his customers. He is knowledgeable with the area of Southwest Florida and is highly qualified to handle all of your commercial real estate needs.

Matt is a family man and spends his after-work hours with his wife and three beautiful children. Matt has dedicated many years of coaching the kids of Lee County. With such a diverse background, outstanding character and loyalty, Matt will always make sure his client's needs are met.

Sale Specialties

Land, Agriculture and Recreational properties



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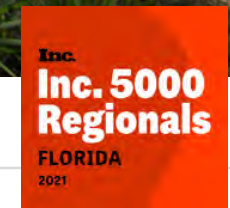
APEX 2020 Top
National Producer



Most Influential
Business Leaders



Largest Commercial
Real Estate Brokers
in Tampa Bay



Ranked 210 on Inc.
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