

# INVESTMENT- INCOME PRODUCING

2511 NW 1st Ave, Boca Raton, FL 33431

**BOCA RATON**

**TREC** Total Real Estate Consultants Inc.  
www.trecfl.com



**FOR SALE**



TRAFFIC COUNTS	
NW 2nd Ave	20,476 cars/day
NW 20th St	12,199 cars/day

POPULATION	
1 Mile	12,062
3 Mile	73,052

- ✓ **NNN Lease**
- ✓ **15 Years Lease**
- ✓ **Quality Success Tenant**
- ✓ **NDA signature**

**11,040 ±SQFT**

**\$3,350,760**

**CAP RATE 6.5%**



**JOE PELAYO**/CCIM, SIOR  
trec@joepelayo.com  
954.224.8773

**CALL US!**  
**TREC**  
Total Real Estate Consultants Inc.  
www.trecfl.com  
954.341.3294



**GEORGE PELAYO**/REALTOR®  
georgetrec@joepelayo.com  
954.557.3300



**GEORGE W. CASEY**  
georgewileycasey@gmail.com  
954.592.1776  
VICE PRESIDENT  
**U.S.VETERAN**  
CHAMBER OF COMMERCE

*Note: This offering subject to errors, omissions, prior sales or withdrawal without notice.*

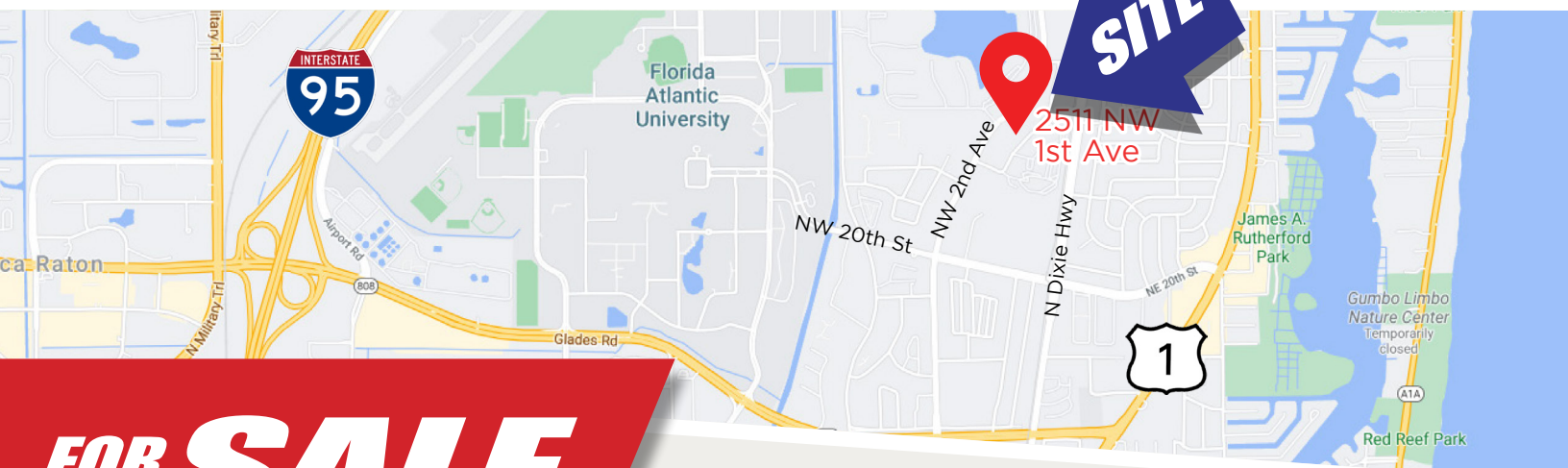


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