

Mapleleaf Plaza Retail Investment

2200 Kings Hwy, Port Charlotte, FL 33980



OFFERING SUMMARY

Sale Price:	\$2,350,000
Cap Rate:	6.82%
Lot Size:	2.75 Acres
Building Size:	20,510
Number Of Buildings	3
Zoning:	CG - Commercial General
Market:	Punta Gorda
Price / SF:	\$114.58

PROPERTY OVERVIEW

Ian Black Real Estate has been retained as the exclusive agent for the sale of the Mapleleaf Plaza, as a retail investment opportunity. Located at 2200 Kings Highway in Pt. Charlotte, Mapleleaf Plaza is minutes from the golf communities of Maple Leaf and Kings Court and is very well positioned for visibility and easy access. The area includes a strong mix of national and local retailers, hotels, grocers and restaurants, interspersed with medical/office users, supplying the needs of the surrounding upscale residential neighborhoods.

PROPERTY HIGHLIGHTS

- * Renovations are complete and there is no deferred maintenance
- * Management Fee in place at 6.0%
- * All leases are true NNN
- * New 35 year roof, facade and parking surfaces - minimizes capital expenditure
- * Stable tenants - average occupancy is 12.5+ years
- * Very desirable location in high worth residential area
- * Property visits allowed by pre-arranged appointment with Broker, so as not to disturb tenants
- * Financial information available upon receipt of signed Confidentiality Agreement available at: <http://listings.ian-black.com/210289-sale>

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