

Executive Summary



LEASE OVERVIEW

AVAILABLE SF:	1,500 SF 1,610 SF
LEASE RATE:	\$18-\$21 SF/Yr (NNN)
LOT SIZE:	1.15 Acres
BUILDING SIZE:	11,500 SF
YEAR BUILT:	2006
ZONING:	Commercial
MARKET:	Perry, FL [Taylor County]
CAM	\$3.50/Sf

PROPERTY DESCRIPTION

Perry Shops is a Walmart shadow-anchored shopping center located in Perry, Florida. Built in 2006. Contains 11,500 sq. ft. and is situated on 1.15 acres. Come and join our other Tenants: Cricket Wireless, H&R Block, Verizon Wireless, and T-Mobile.

Strong visibility along east side of Jefferson Street and located at traffic lighted entrance to Walmart Supercenter.

AVAILABLE SPACE

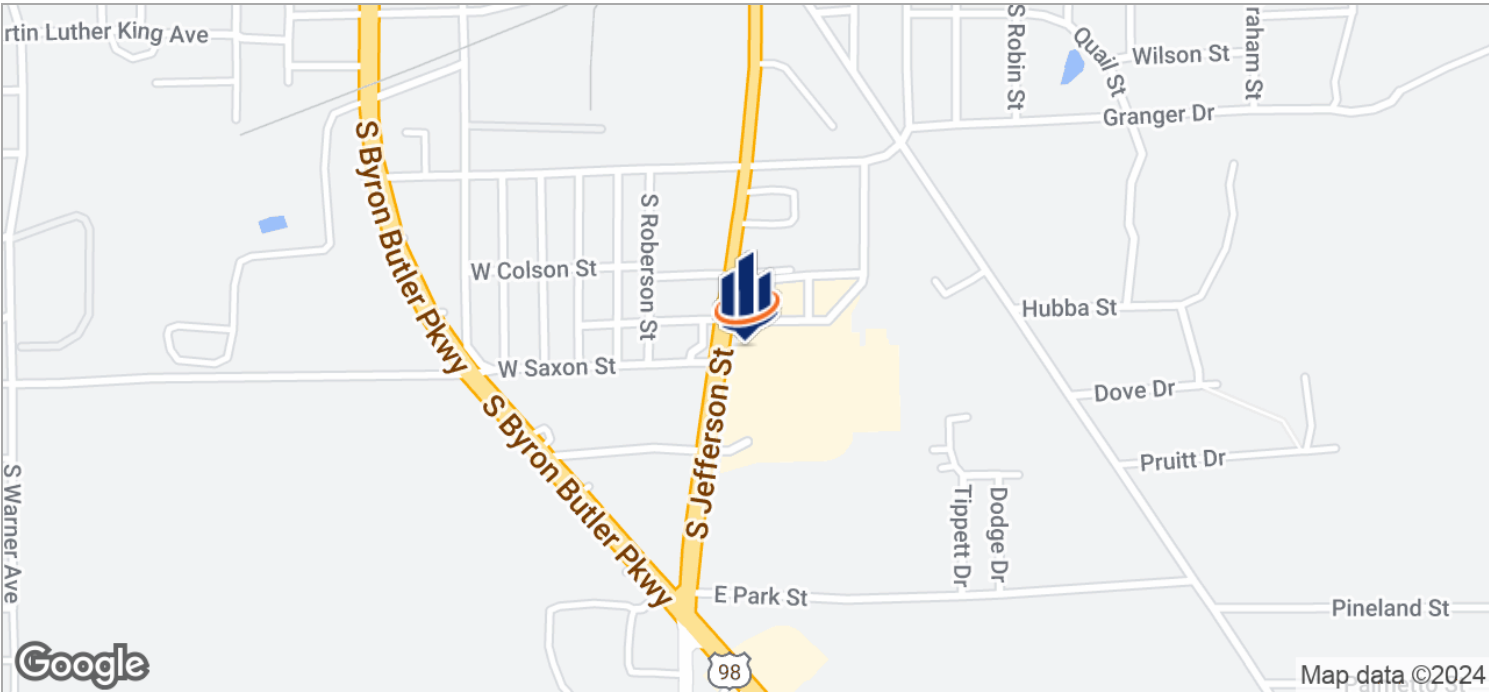
Two units available; 1,500 SF and 1,610 SF

Build out in place for cellular retailer.

Space has drive through capability.

Traffic Count: 12,000 Vehicles

Location Maps



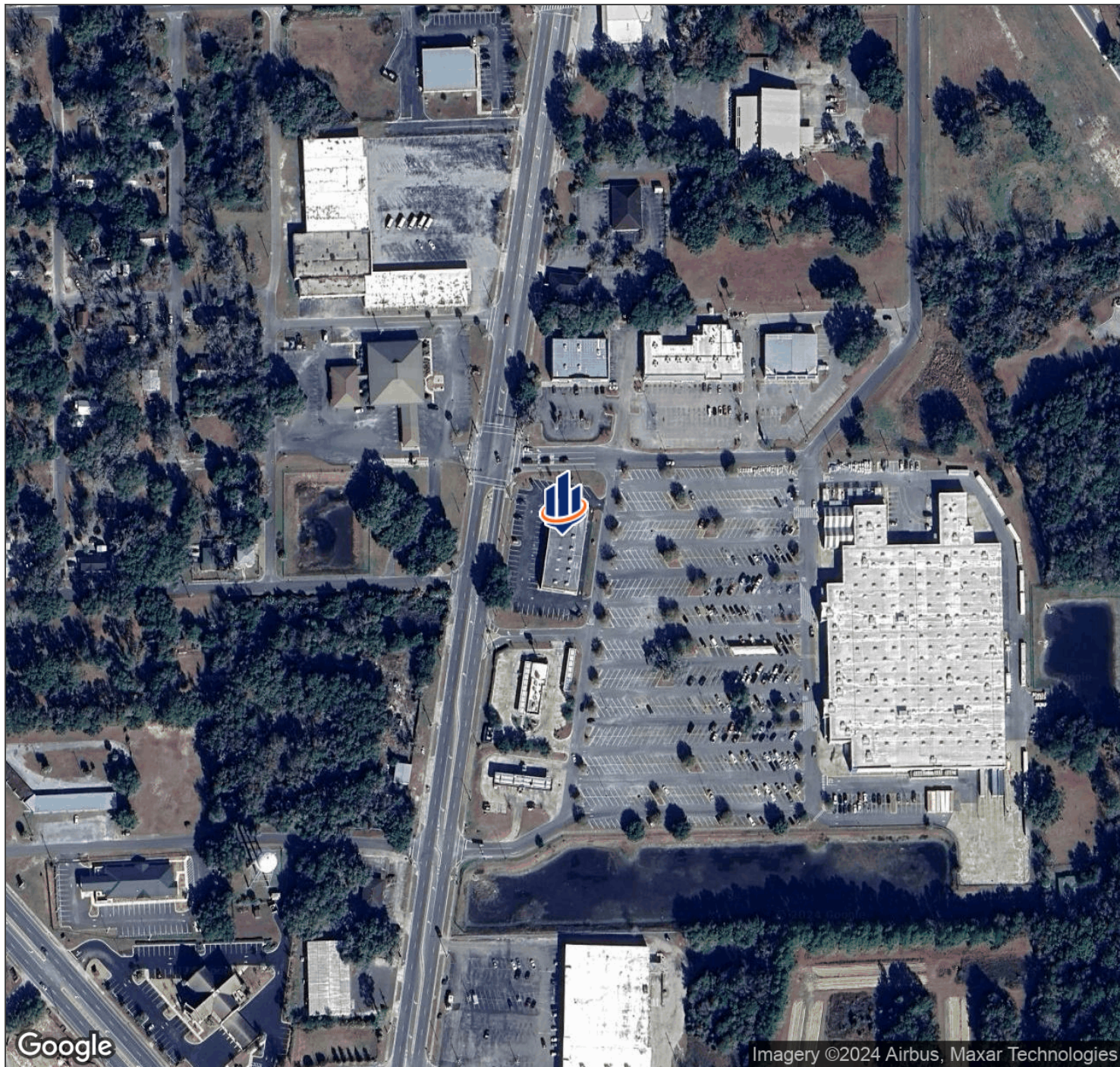
Additional Photos



Site Plan



Aerial Map





Demographic and Income Profile

Taylor County, FL
Taylor County, FL (12123)
Geography: County

Prepared by Esri

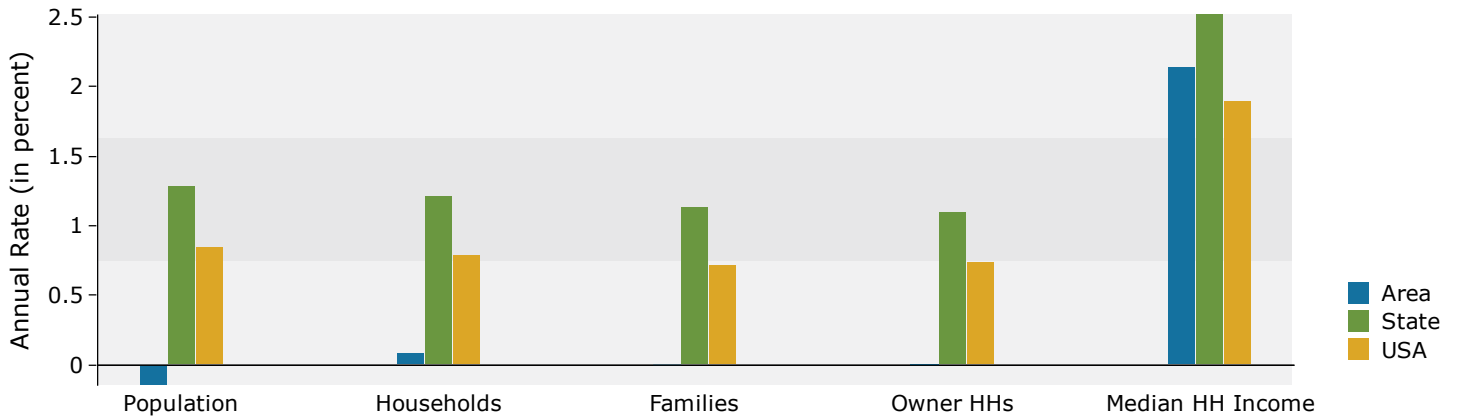
Summary	Census 2010	2016	2021				
Population	22,570	22,634	22,470				
Households	7,920	8,113	8,144				
Families	5,389	5,482	5,481				
Average Household Size	2.44	2.37	2.35				
Owner Occupied Housing Units	6,059	5,893	5,896				
Renter Occupied Housing Units	1,861	2,220	2,248				
Median Age	41.2	41.8	42.7				
Trends: 2016 - 2021 Annual Rate	Area	State	National				
Population	-0.15%	1.29%	0.84%				
Households	0.08%	1.21%	0.79%				
Families	0.00%	1.13%	0.72%				
Owner HHs	0.01%	1.09%	0.73%				
Median Household Income	2.14%	2.52%	1.89%				
Households by Income	2016		2021				
	Number	Percent	Number	Percent			
	<\$15,000	1,405	17.3%	1,485	18.2%		
	\$15,000 - \$24,999	1,290	15.9%	1,110	13.6%		
	\$25,000 - \$34,999	1,194	14.7%	892	11.0%		
	\$35,000 - \$49,999	1,323	16.3%	1,314	16.1%		
	\$50,000 - \$74,999	1,320	16.3%	1,391	17.1%		
	\$75,000 - \$99,999	750	9.2%	899	11.0%		
	\$100,000 - \$149,999	647	8.0%	836	10.3%		
	\$150,000 - \$199,999	80	1.0%	102	1.3%		
\$200,000+	104	1.3%	115	1.4%			
Median Household Income	\$36,371		\$40,438				
Average Household Income	\$50,163		\$55,656				
Per Capita Income	\$18,786		\$20,983				
Population by Age	Census 2010		2016		2021		
	Number	Percent	Number	Percent	Number	Percent	
	0 - 4	1,289	5.7%	1,212	5.4%	1,125	5.0%
	5 - 9	1,193	5.3%	1,211	5.4%	1,177	5.2%
	10 - 14	1,198	5.3%	1,124	5.0%	1,210	5.4%
	15 - 19	1,256	5.6%	1,083	4.8%	1,100	4.9%
	20 - 24	1,458	6.5%	1,397	6.2%	1,225	5.5%
	25 - 34	3,013	13.3%	3,313	14.6%	3,089	13.7%
	35 - 44	3,045	13.5%	2,958	13.1%	2,972	13.2%
	45 - 54	3,472	15.4%	3,117	13.8%	2,919	13.0%
	55 - 64	3,118	13.8%	3,126	13.8%	2,987	13.3%
	65 - 74	2,152	9.5%	2,619	11.6%	2,916	13.0%
	75 - 84	1,095	4.9%	1,151	5.1%	1,394	6.2%
	85+	281	1.2%	323	1.4%	356	1.6%
Race and Ethnicity	Census 2010		2016		2021		
	Number	Percent	Number	Percent	Number	Percent	
	White Alone	16,964	75.2%	16,806	74.3%	16,469	73.3%
	Black Alone	4,669	20.7%	4,699	20.8%	4,715	21.0%
	American Indian Alone	180	0.8%	192	0.8%	195	0.9%
	Asian Alone	153	0.7%	203	0.9%	249	1.1%
	Pacific Islander Alone	6	0.0%	6	0.0%	6	0.0%
	Some Other Race Alone	205	0.9%	259	1.1%	304	1.4%
	Two or More Races	393	1.7%	469	2.1%	532	2.4%
	Hispanic Origin (Any Race)	777	3.4%	991	4.4%	1,170	5.2%

Data Note: Income is expressed in current dollars.

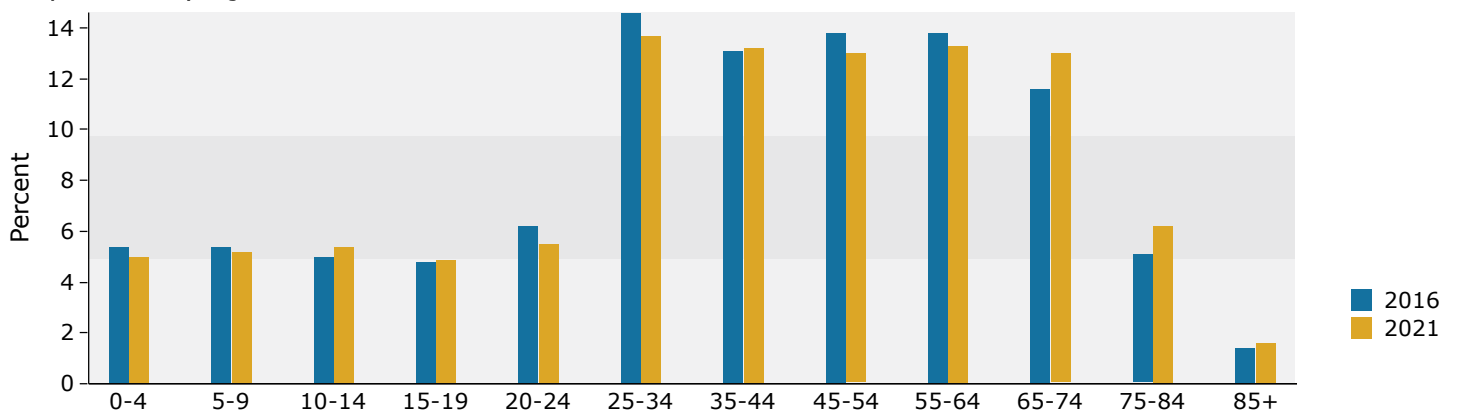
Source: U.S. Census Bureau, Census 2010 Summary File 1. Esri forecasts for 2016 and 2021.

June 05, 2017

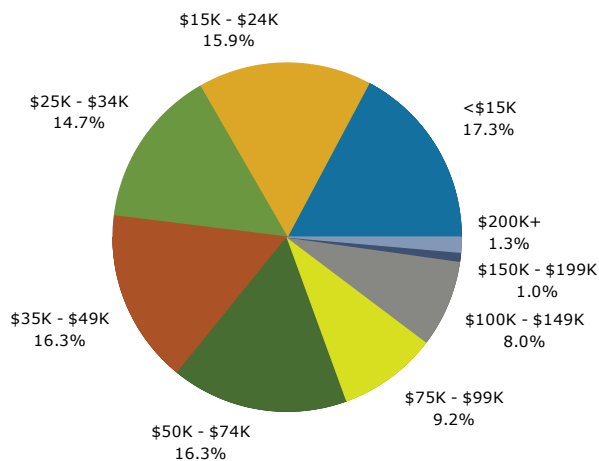
Trends 2016-2021



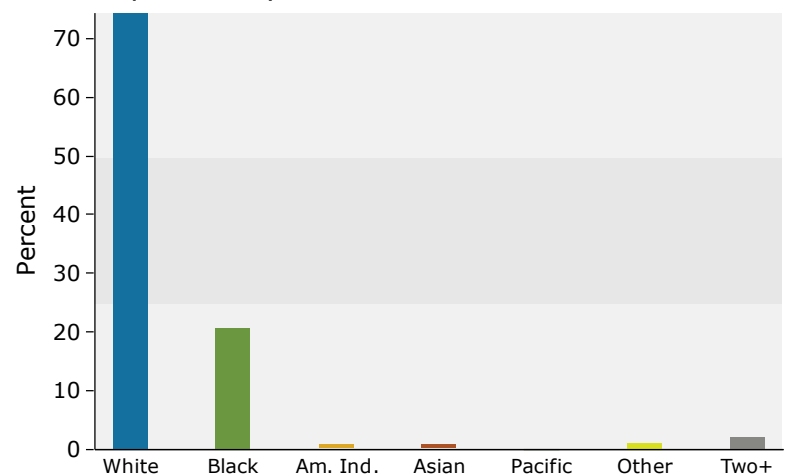
Population by Age



2016 Household Income

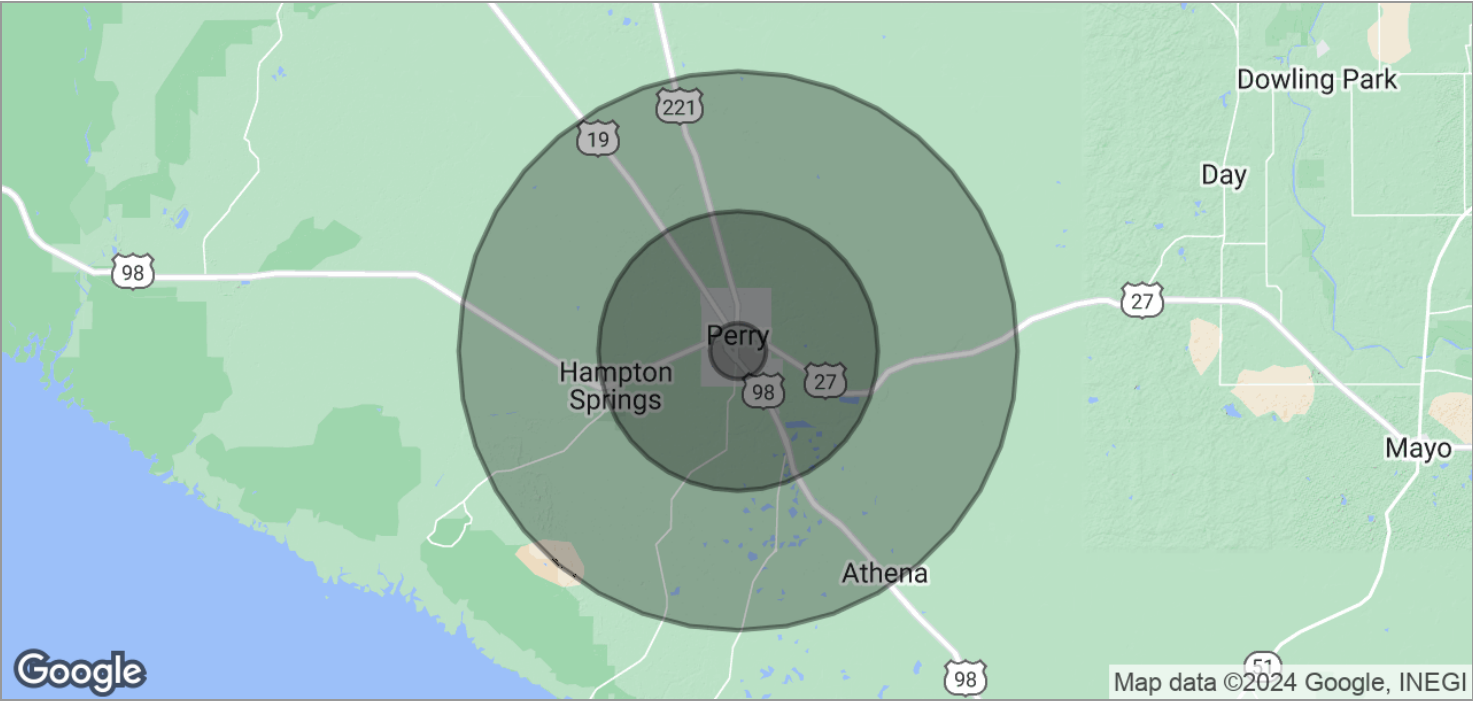


2016 Population by Race



2016 Percent Hispanic Origin: 4.4%

Demographics Map



POPULATION	1 MILE	5 MILES	10 MILES
TOTAL POPULATION	714	7,577	11,618
MEDIAN AGE	34.7	35.4	37.5
MEDIAN AGE (MALE)	30.9	31.9	34.8
MEDIAN AGE (FEMALE)	37.5	38.0	39.7

HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
TOTAL HOUSEHOLDS	261	2,769	4,177
# OF PERSONS PER HH	2.7	2.7	2.8
AVERAGE HH INCOME	\$40,163	\$41,452	\$44,828
AVERAGE HOUSE VALUE	\$101,537	\$101,173	\$101,163