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)			
САМ	\$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

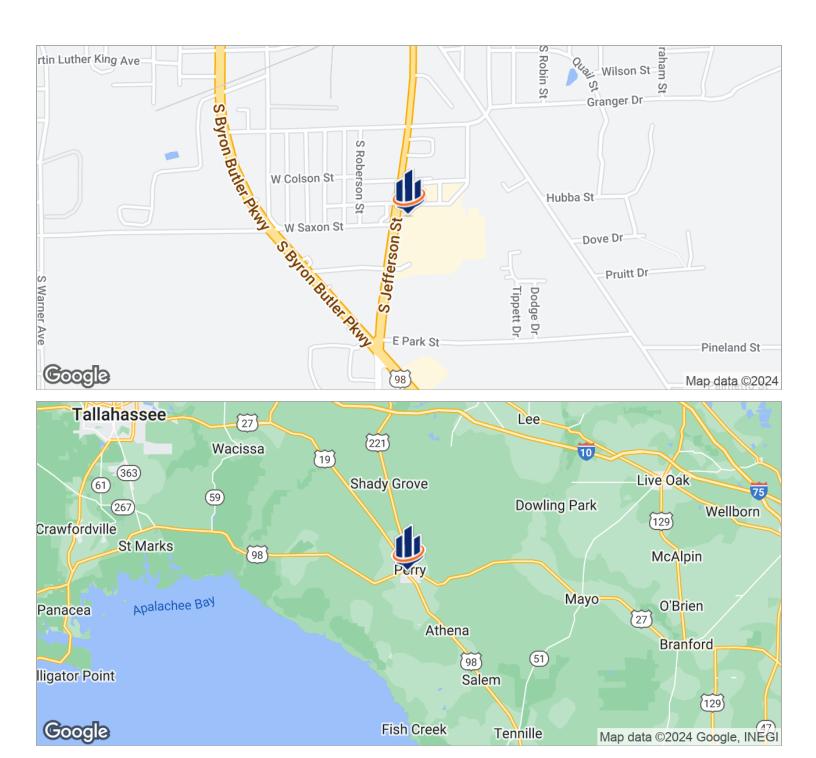
Two units available; 1,500 SF and 1,610 SF

Build out in place for cellular retailer.

Space has drive through capability.

Traffic Count: 12,000 Vehicles

Location Maps



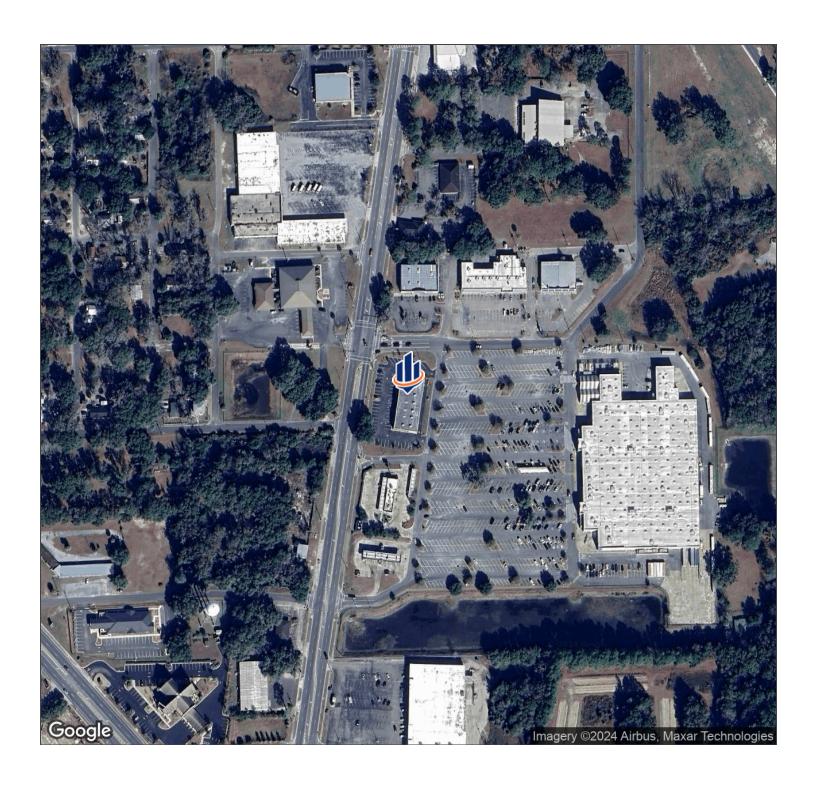
Additional Photos



Site Plan



Aerial Map





Demographic and Income Profile

Taylor County, FL Taylor County, FL (12123) Geography: County Prepared by Esri

Summary	Cer	nsus 2010		2016		2	
Population		22,570		22,634		22,	
Households		7,920		8,113		8	
Families		5,389		5,482		5	
Average Household Size		2.44		2.37			
Owner Occupied Housing Units		6,059		5,893		5	
Renter Occupied Housing Units		1,861		2,220		2	
Median Age		41.2		41.8			
Trends: 2016 - 2021 Annual Rate		Area		State		Nati	
Population		-0.15%		1.29%		0.	
Households		0.08%		1.21%		0.	
Families		0.00%		1.13%		0.	
Owner HHs		0.01%		1.09%		0.	
Median Household Income		2.14%		2.52%		1.	
				16		21	
Households by Income			Number	Percent	Number	Per	
<\$15,000			1,405	17.3%	1,485	18	
\$15,000 - \$24,999			1,290	15.9%	1,110	13	
\$25,000 - \$34,999			1,194	14.7%	892	11	
\$35,000 - \$49,999			1,323	16.3%	1,314	16	
\$50,000 - \$74,999			1,320	16.3%	1,391	17	
\$75,000 - \$99,999			750	9.2%	899	11	
\$100,000 - \$149,999			647	8.0%	836	10	
\$150,000 - \$199,999			80	1.0%	102	1	
\$200,000+			104	1.3%	115	1	
Median Household Income			\$36,371		\$40,438		
Average Household Income			\$50,163		\$55,656		
Per Capita Income			\$18,786		\$20,983		
	Census 20	Census 2010		16	20	2021	
Population by Age	Number	Percent	Number	Percent	Number	Per	
0 - 4	1,289	5.7%	1,212	5.4%	1,125	5	
5 - 9	1,193	5.3%	1,211	5.4%	1,177		
10 - 14	1,198	5.3%	1,124	5.0%	1,210		
			•			4	
15 - 19	1,256	5.6%	1,083	4.8%	1,100	-	
15 - 19 20 - 24	1,256 1,458	5.6% 6.5%		4.8% 6.2%	1,100 1,225		
			1,083			5	
20 - 24	1,458	6.5%	1,083 1,397	6.2%	1,225	5 13	
20 - 24 25 - 34	1,458 3,013	6.5% 13.3%	1,083 1,397 3,313	6.2% 14.6%	1,225 3,089	13 13	
20 - 24 25 - 34 35 - 44	1,458 3,013 3,045	6.5% 13.3% 13.5%	1,083 1,397 3,313 2,958	6.2% 14.6% 13.1%	1,225 3,089 2,972	13 13 13	
20 - 24 25 - 34 35 - 44 45 - 54	1,458 3,013 3,045 3,472	6.5% 13.3% 13.5% 15.4%	1,083 1,397 3,313 2,958 3,117	6.2% 14.6% 13.1% 13.8%	1,225 3,089 2,972 2,919	13 13 13 13	
20 - 24 25 - 34 35 - 44 45 - 54 55 - 64	1,458 3,013 3,045 3,472 3,118	6.5% 13.3% 13.5% 15.4% 13.8%	1,083 1,397 3,313 2,958 3,117 3,126	6.2% 14.6% 13.1% 13.8% 13.8%	1,225 3,089 2,972 2,919 2,987	13 13 13 13 13	
20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74	1,458 3,013 3,045 3,472 3,118 2,152	6.5% 13.3% 13.5% 15.4% 13.8% 9.5%	1,083 1,397 3,313 2,958 3,117 3,126 2,619	6.2% 14.6% 13.1% 13.8% 13.8% 11.6%	1,225 3,089 2,972 2,919 2,987 2,916	13 13 13 13 13	
20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84	1,458 3,013 3,045 3,472 3,118 2,152 1,095	6.5% 13.3% 13.5% 15.4% 13.8% 9.5% 4.9% 1.2%	1,083 1,397 3,313 2,958 3,117 3,126 2,619 1,151	6.2% 14.6% 13.1% 13.8% 13.8% 11.6% 5.1%	1,225 3,089 2,972 2,919 2,987 2,916 1,394 356	13 13 13 13 13	
20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84	1,458 3,013 3,045 3,472 3,118 2,152 1,095 281	6.5% 13.3% 13.5% 15.4% 13.8% 9.5% 4.9% 1.2%	1,083 1,397 3,313 2,958 3,117 3,126 2,619 1,151 323	6.2% 14.6% 13.1% 13.8% 13.8% 11.6% 5.1%	1,225 3,089 2,972 2,919 2,987 2,916 1,394 356	13 13 13 13 13 6	
20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+	1,458 3,013 3,045 3,472 3,118 2,152 1,095 281 Census 20	6.5% 13.3% 13.5% 15.4% 13.8% 9.5% 4.9% 1.2%	1,083 1,397 3,313 2,958 3,117 3,126 2,619 1,151 323	6.2% 14.6% 13.1% 13.8% 13.8% 11.6% 5.1% 1.4%	1,225 3,089 2,972 2,919 2,987 2,916 1,394 356	13 13 13 13 13 6 121 Per	
20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity	1,458 3,013 3,045 3,472 3,118 2,152 1,095 281 Census 20 Number	6.5% 13.3% 13.5% 15.4% 13.8% 9.5% 4.9% 1.2%	1,083 1,397 3,313 2,958 3,117 3,126 2,619 1,151 323 20 Number	6.2% 14.6% 13.1% 13.8% 13.8% 11.6% 5.1% 1.4%	1,225 3,089 2,972 2,919 2,987 2,916 1,394 356 20 Number	13 13 13 13 13 6 1 121 Per	
20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity White Alone	1,458 3,013 3,045 3,472 3,118 2,152 1,095 281 Census 20 Number 16,964	6.5% 13.3% 13.5% 15.4% 13.8% 9.5% 4.9% 1.2% Percent 75.2%	1,083 1,397 3,313 2,958 3,117 3,126 2,619 1,151 323 20 Number 16,806	6.2% 14.6% 13.1% 13.8% 13.8% 11.6% 5.1% 1.4% 16 Percent 74.3%	1,225 3,089 2,972 2,919 2,987 2,916 1,394 356 Number 16,469	13 13 13 13 13 6 1 12 1 Per 73	
20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity White Alone Black Alone	1,458 3,013 3,045 3,472 3,118 2,152 1,095 281 Census 20 Number 16,964 4,669	6.5% 13.3% 13.5% 15.4% 13.8% 9.5% 4.9% 1.2% D10 Percent 75.2% 20.7%	1,083 1,397 3,313 2,958 3,117 3,126 2,619 1,151 323 20 Number 16,806 4,699	6.2% 14.6% 13.1% 13.8% 13.8% 11.6% 5.1% 1.4% 16 Percent 74.3% 20.8%	1,225 3,089 2,972 2,919 2,987 2,916 1,394 356 20 Number 16,469 4,715	13 13 13 13 6 1 121 Per 73 21	
20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity White Alone Black Alone American Indian Alone	1,458 3,013 3,045 3,472 3,118 2,152 1,095 281 Census 20 Number 16,964 4,669 180	6.5% 13.3% 13.5% 15.4% 13.8% 9.5% 4.9% 1.2% D10 Percent 75.2% 20.7% 0.8%	1,083 1,397 3,313 2,958 3,117 3,126 2,619 1,151 323 20 Number 16,806 4,699 192	6.2% 14.6% 13.1% 13.8% 13.8% 11.6% 5.1% 1.4% 16 Percent 74.3% 20.8% 0.8%	1,225 3,089 2,972 2,919 2,987 2,916 1,394 356 20 Number 16,469 4,715 195	13 13 13 13 13 6 19 21 Per 73 21	
20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity White Alone Black Alone American Indian Alone Asian Alone	1,458 3,013 3,045 3,472 3,118 2,152 1,095 281 Census 20 Number 16,964 4,669 180 153	6.5% 13.3% 13.5% 15.4% 13.8% 9.5% 4.9% 1.2% Percent 75.2% 20.7% 0.8% 0.7%	1,083 1,397 3,313 2,958 3,117 3,126 2,619 1,151 323 20 Number 16,806 4,699 192 203	6.2% 14.6% 13.1% 13.8% 13.8% 11.6% 5.1% 1.4% 16 Percent 74.3% 20.8% 0.8% 0.9%	1,225 3,089 2,972 2,919 2,987 2,916 1,394 356 20 Number 16,469 4,715 195 249	13 13 13 13 13 13 13 13 13 13 13 13 13 1	
20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity White Alone Black Alone American Indian Alone Asian Alone Pacific Islander Alone	1,458 3,013 3,045 3,472 3,118 2,152 1,095 281 Census 20 Number 16,964 4,669 180 153 6	6.5% 13.3% 13.5% 15.4% 13.8% 9.5% 4.9% 1.2% D10 Percent 75.2% 20.7% 0.8% 0.7% 0.0%	1,083 1,397 3,313 2,958 3,117 3,126 2,619 1,151 323 20 Number 16,806 4,699 192 203 6	6.2% 14.6% 13.1% 13.8% 13.8% 11.6% 5.1% 1.4% 16 Percent 74.3% 20.8% 0.8% 0.9% 0.0%	1,225 3,089 2,972 2,919 2,987 2,916 1,394 356 20 Number 16,469 4,715 195 249 6	9 13 13 13 13 13 13 13 13 13 13 13 13 13	
20 - 24 25 - 34 35 - 44 45 - 54 55 - 64 65 - 74 75 - 84 85+ Race and Ethnicity White Alone Black Alone American Indian Alone Asian Alone Pacific Islander Alone Some Other Race Alone	1,458 3,013 3,045 3,472 3,118 2,152 1,095 281 Census 20 Number 16,964 4,669 180 153 6 205	6.5% 13.3% 13.5% 15.4% 13.8% 9.5% 4.9% 1.2% D10 Percent 75.2% 20.7% 0.8% 0.7% 0.0% 0.9%	1,083 1,397 3,313 2,958 3,117 3,126 2,619 1,151 323 20 Number 16,806 4,699 192 203 6 259	6.2% 14.6% 13.1% 13.8% 13.8% 11.6% 5.1% 1.4% 16 Percent 74.3% 20.8% 0.8% 0.9% 0.0% 1.1%	1,225 3,089 2,972 2,919 2,987 2,916 1,394 356 20 Number 16,469 4,715 195 249 6 304	5 13 13 13 13 13 6	

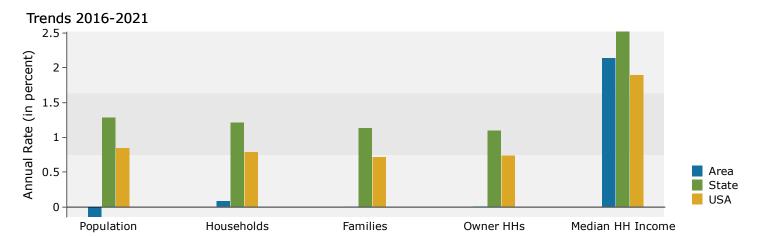
June 05, 2017

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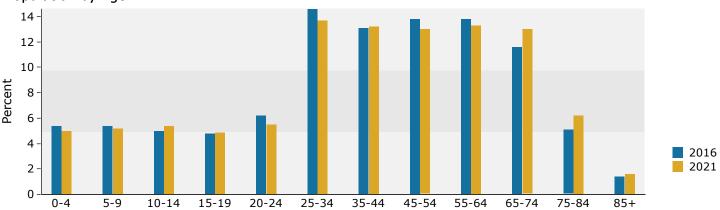


Demographic and Income Profile

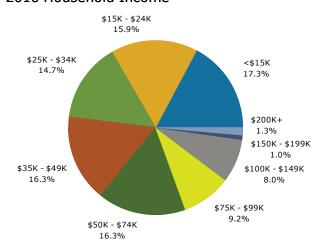
Taylor County, FL Taylor County, FL (12123) Geography: County Prepared by Esri



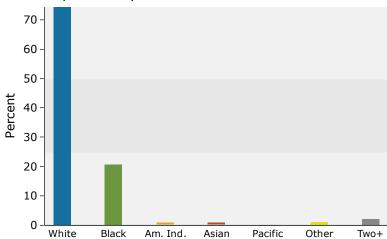
Population by Age



2016 Household Income



2016 Population by Race

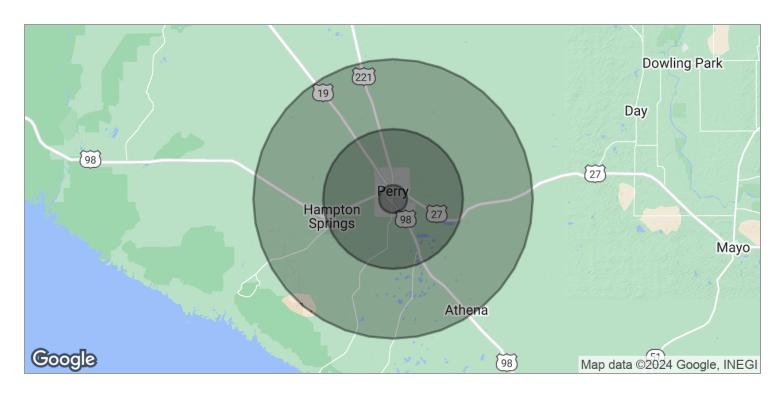


2016 Percent Hispanic Origin: 4.4%

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

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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