

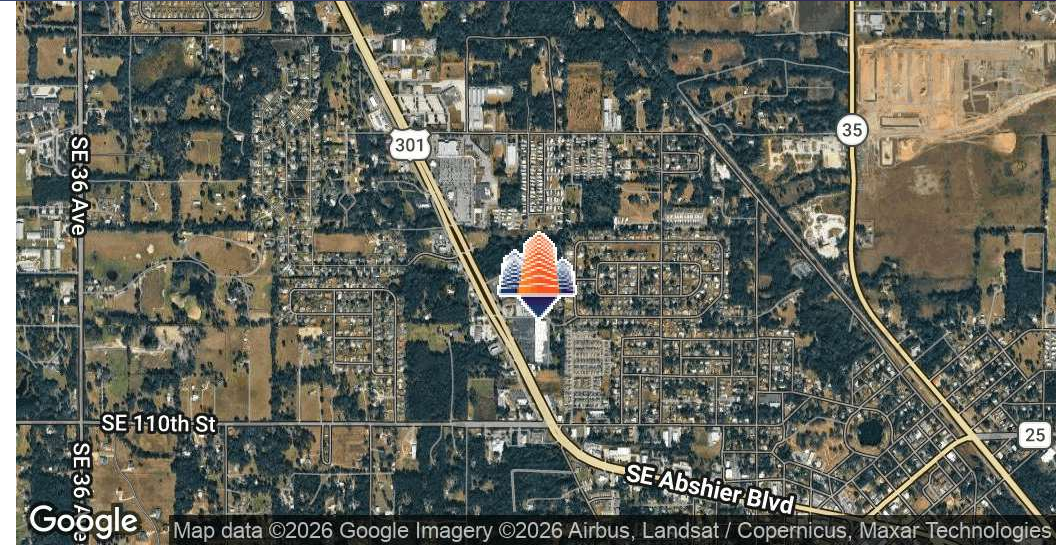
Bellevue Square

10737 U.S. 441, Bellevue, FL 34420



EQUITY
INVESTMENT
SERVICES

PROPERTY SUMMARY



PROPERTY HIGHLIGHTS

- 2,000 SF and 15,000 SF Spaces Available
- Grocery Anchored Center
- Outparcel Available!
- Signalized access for both North and Southbound Traffic
- 3 access points from Hwy 41 which sees 30,500+ cars per day
- Extensive Parking with full circulation for deliveries
- Ideal Uses: Retail, Discount Retail, Medical, Service Retail and Restaurant

OFFERING SUMMARY

Lease Rate:	SF / year (NNN)
Available SF:	2,000 SF & 15,000 SF
Lot Size:	9 Acres
Building Size:	74,504 SF

DEMOGRAPHICS	3 MILES	5 MILES	10 MILES
Total Households	1,911	8,276	23,438
Total Population	4,494	20,633	59,123
Average HH Income	\$77,991	\$78,558	\$77,373

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AERIAL



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SITE PLAN



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LEASE SPACES

LEASE INFORMATION

Lease Type:	NNN	Lease Term:	Negotiable
Total Space:	2,000 - 15,000 SF	Lease Rate:	Negotiable

AVAILABLE SPACES

SUITE	TENANT	SIZE (SF)	LEASE TYPE	LEASE RATE	DESCRIPTION
Unit 10737	Available	15,000 SF	NNN	Negotiable	-
Unit 10751	Save-A-Lot	14,250 SF	NNN	Negotiable	-
Unit 10775	Dollar General	11,400 SF	NNN	Negotiable	-
Unit 10785	The Body Factory	9,828 SF	NNN	Negotiable	-
Unit 10813	Mercy Barber Shop	1,000 SF	NNN	Negotiable	Former Barbershop
Unit 10819	Restaurant	1,520 SF	NNN	Negotiable	2nd Gen Restaurant
Unit 10825	Spin City Laundry	1,635 SF	NNN	Negotiable	-
Unit 10831	Delaware	1,588 SF	NNN	Negotiable	-
Unit 10837	Bar	1,588 SF	NNN	Negotiable	2nd Gen Bar
Unit 10841	Nail Spa	1,400 SF	NNN	Negotiable	-
Unit 10807	Preferred Insurance	3,314 SF	NNN	\$10.00 SF/yr	-
Unit 10845	Leased	1,870 SF	NNN	Negotiable	-
Unit 10845-A	Available	2,000 SF	NNN	Negotiable	-

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RETAILER MAP



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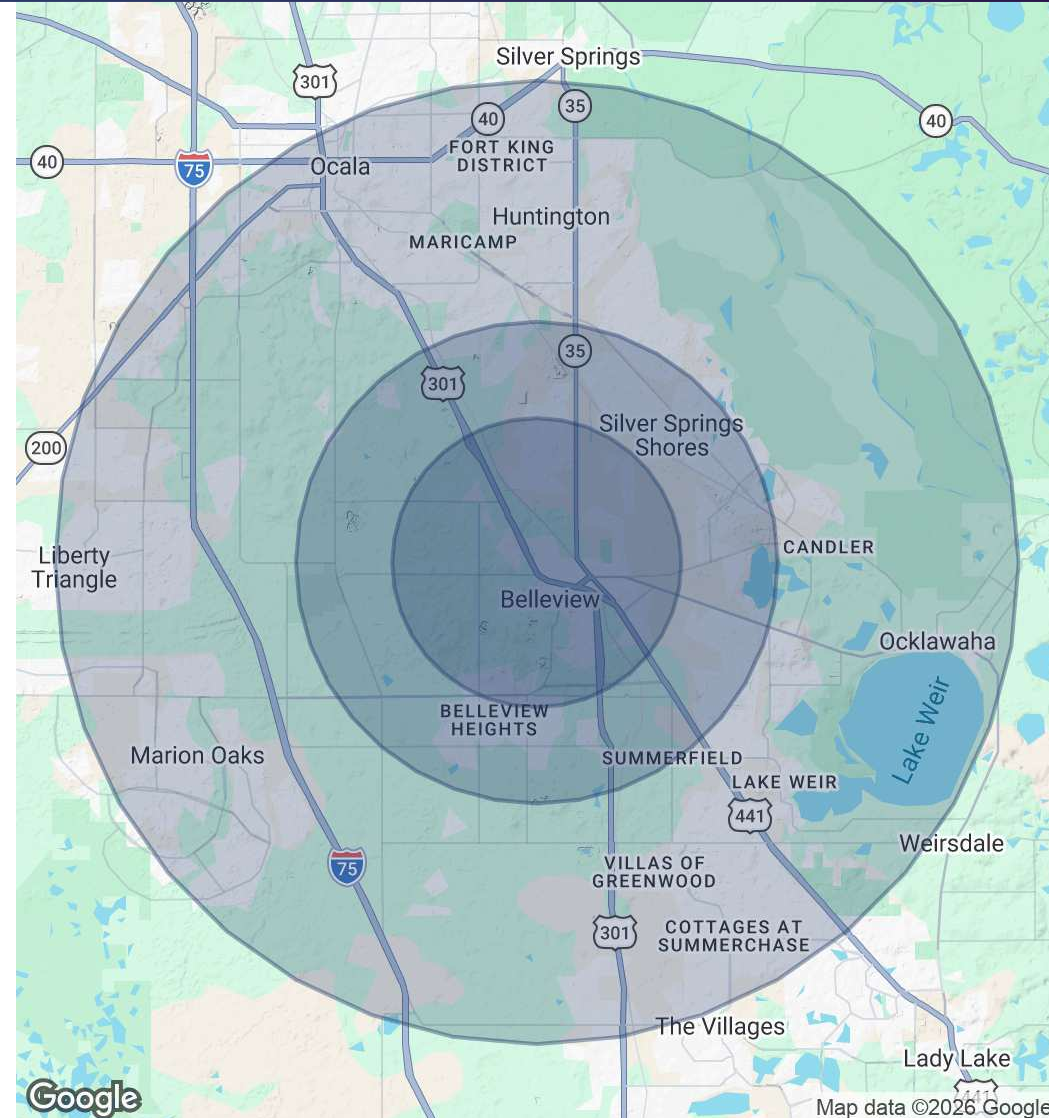
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DEMOGRAPHICS MAP & REPORT

POPULATION	3 MILES	5 MILES	10 MILES
Total Population	4,494	20,633	59,123
Average Age	44	43	44

HOUSEHOLDS & INCOME	3 MILES	5 MILES	10 MILES
Total Households	1,911	8,276	23,438
# of Persons per HH	2.30	2.47	2.51
Average HH Income	\$77,991	\$78,558	\$77,373
Average House Value	\$306,345	\$334,509	\$313,947

RACE	3 MILES	5 MILES	10 MILES
Total Population - White	3,445	14,110	39,695
Total Population - Black	304	1,673	7,392
Total Population - Asian	42	226	769
Total Population - Hawaiian	3	15	41
Total Population - American Indian	25	85	298
Total Population - Other	292	1,256	3,741



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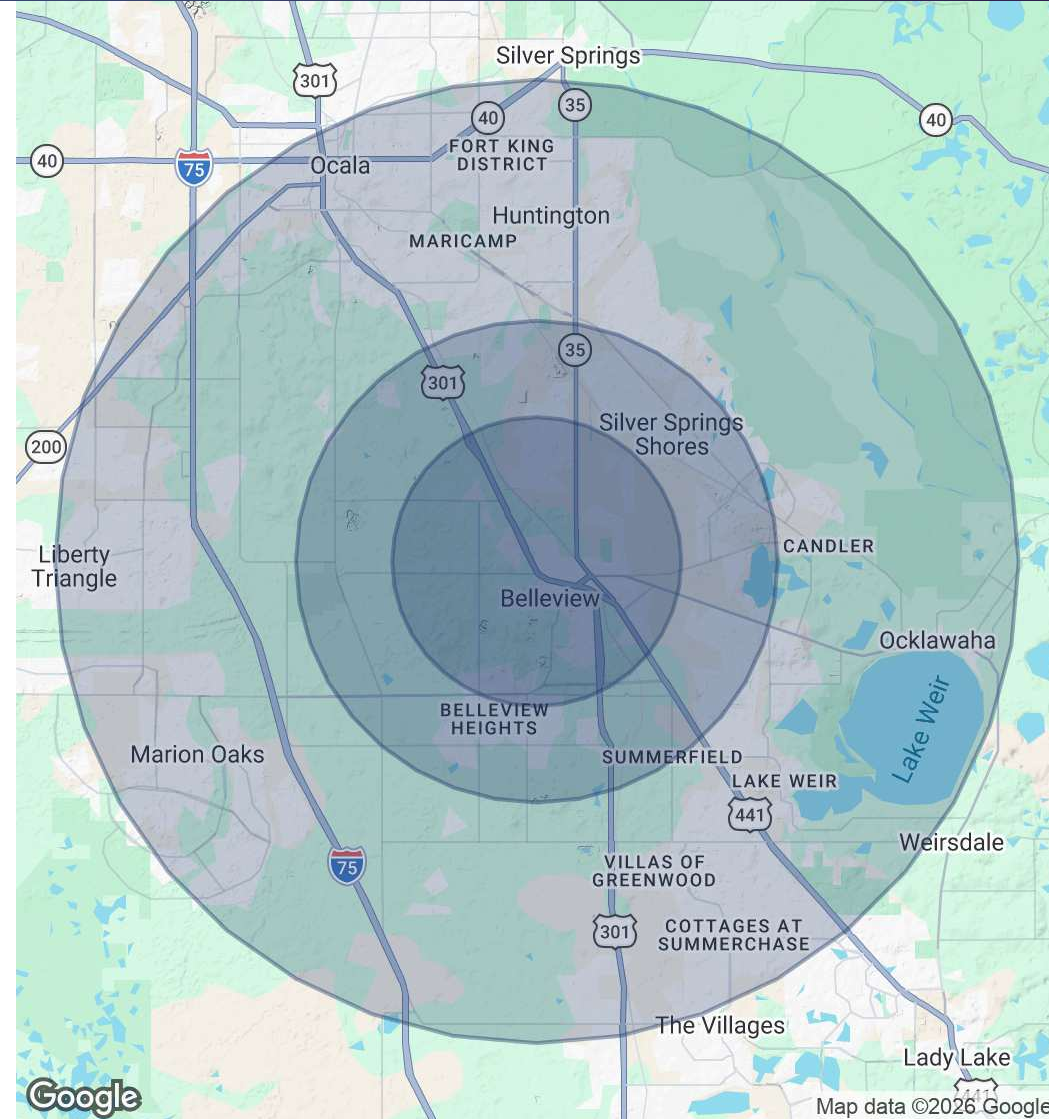
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DEMOGRAPHICS MAP & REPORT

AGE	1 MILE	3 MILES	5 MILES
0 - 4	242	1,105	3,252
5 - 9	243	1,082	3,258
10 - 14	280	1,205	3,601
15 - 17	178	786	2,265
18 - 20	174	767	2,215
21 - 24	210	938	2,712
25 - 34	503	2,199	6,172
35 - 44	563	2,406	6,776
45 - 54	511	2,207	6,288
55 - 64	595	2,598	7,277
65 - 74	631	2,548	8,420
75 - 84	397	1,601	5,854
85+	130	470	1,502



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