



PROPERTY DESCRIPTION

In-Line Unit Available in Dogwood Park Shopping Center, Anchored by Aldi. 2400 SF available for immediate occupancy with 2 entrances in the front and rear of the unit with open floorplan, high ceilings, 2 restrooms, and breakroom area. Dogwood Park Shopping Center is located at the intersection of Dogwood Dr and Park Avenue. Demographics within a 5 mile radius include a Total Population of 57,674 and an Average Household Income of \$91,956. FDOT reports an AADT of 22,500. The Center includes 230 parking spaces, LED Lamps, Pylon Sign and Dedicated delivery lane behind the Center.

PROPERTY HIGHLIGHTS

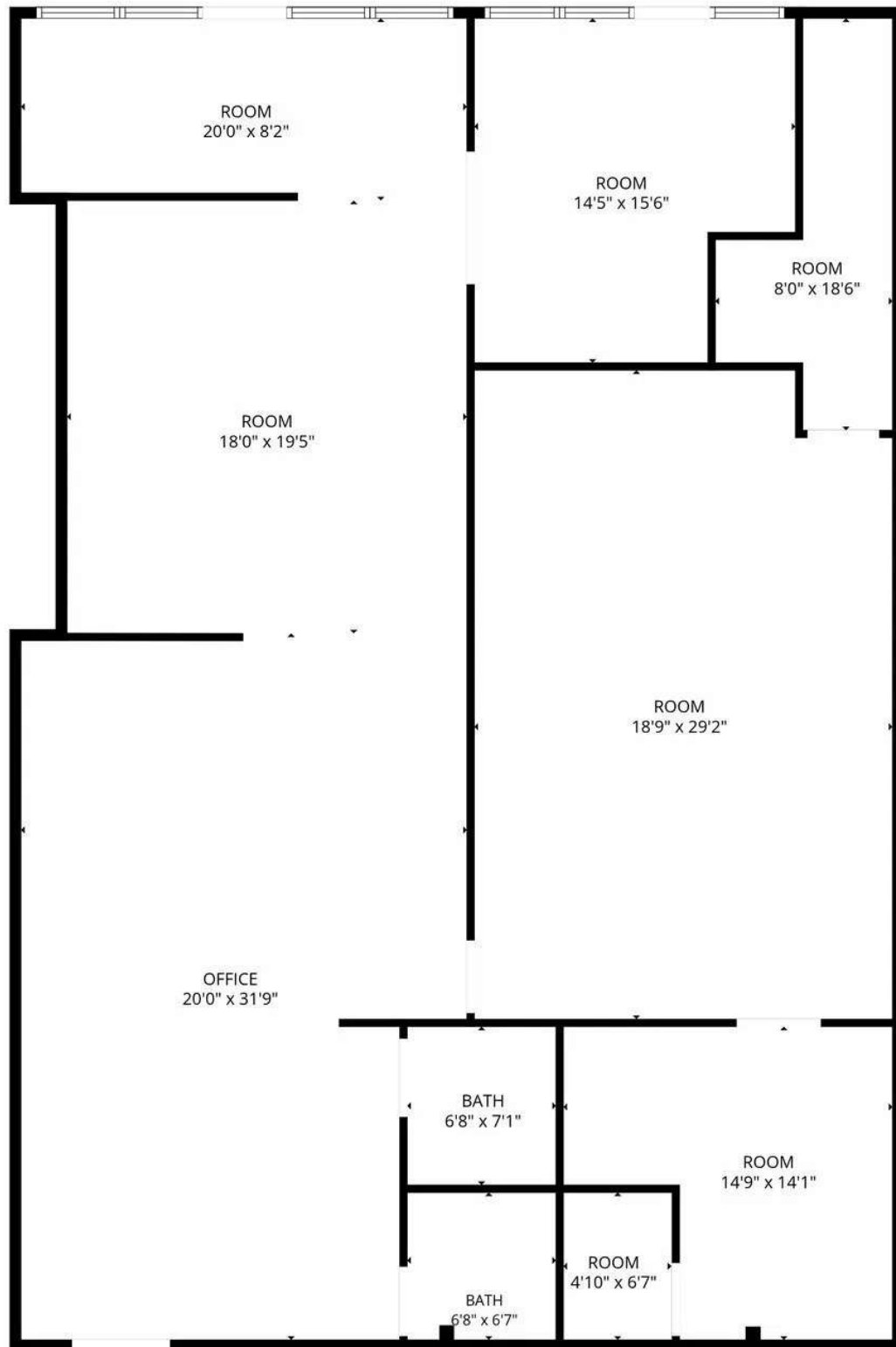
- AADT 22,500. Lighted Intersection. Pylon Sign. High Ceilings. Available for Immediate Occupancy.

OFFERING SUMMARY

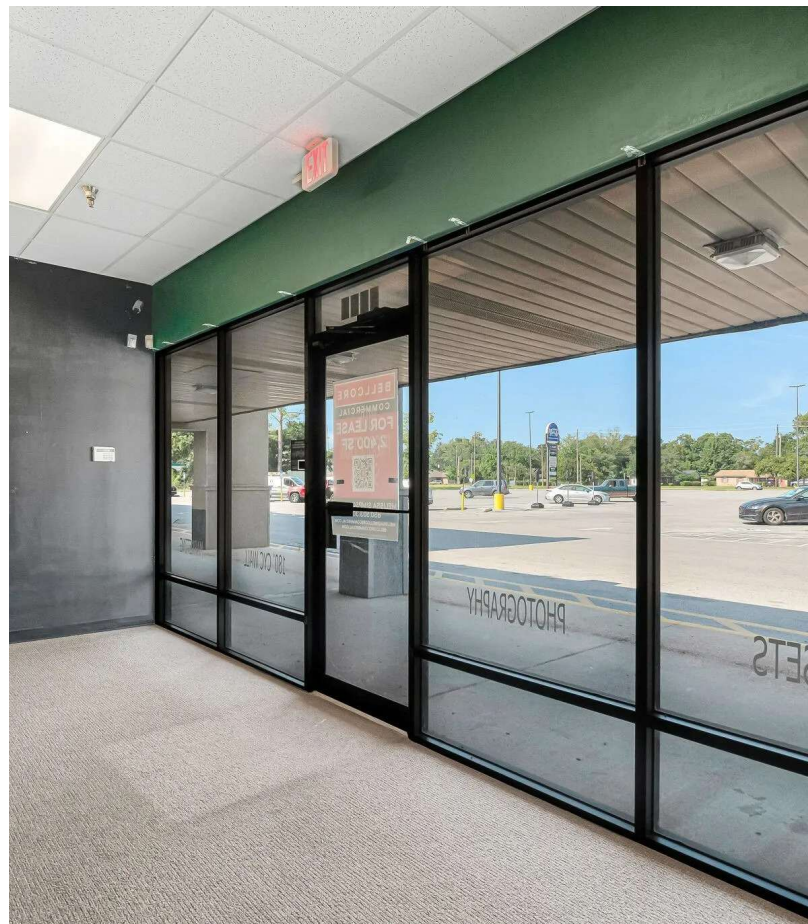
Lease Rate:	\$15 SF/yr (NNN)
NNN Rate:	\$2.92 SF/yr
Available SF:	2,400 SF
Lot Size:	4.276 Acres
Building Size:	66,060 SF
Zoning	C-1
Property Type	Retail
Traffic Count	22,500

DEMOGRAPHICS 1 MILE 3 MILES 5 MILES

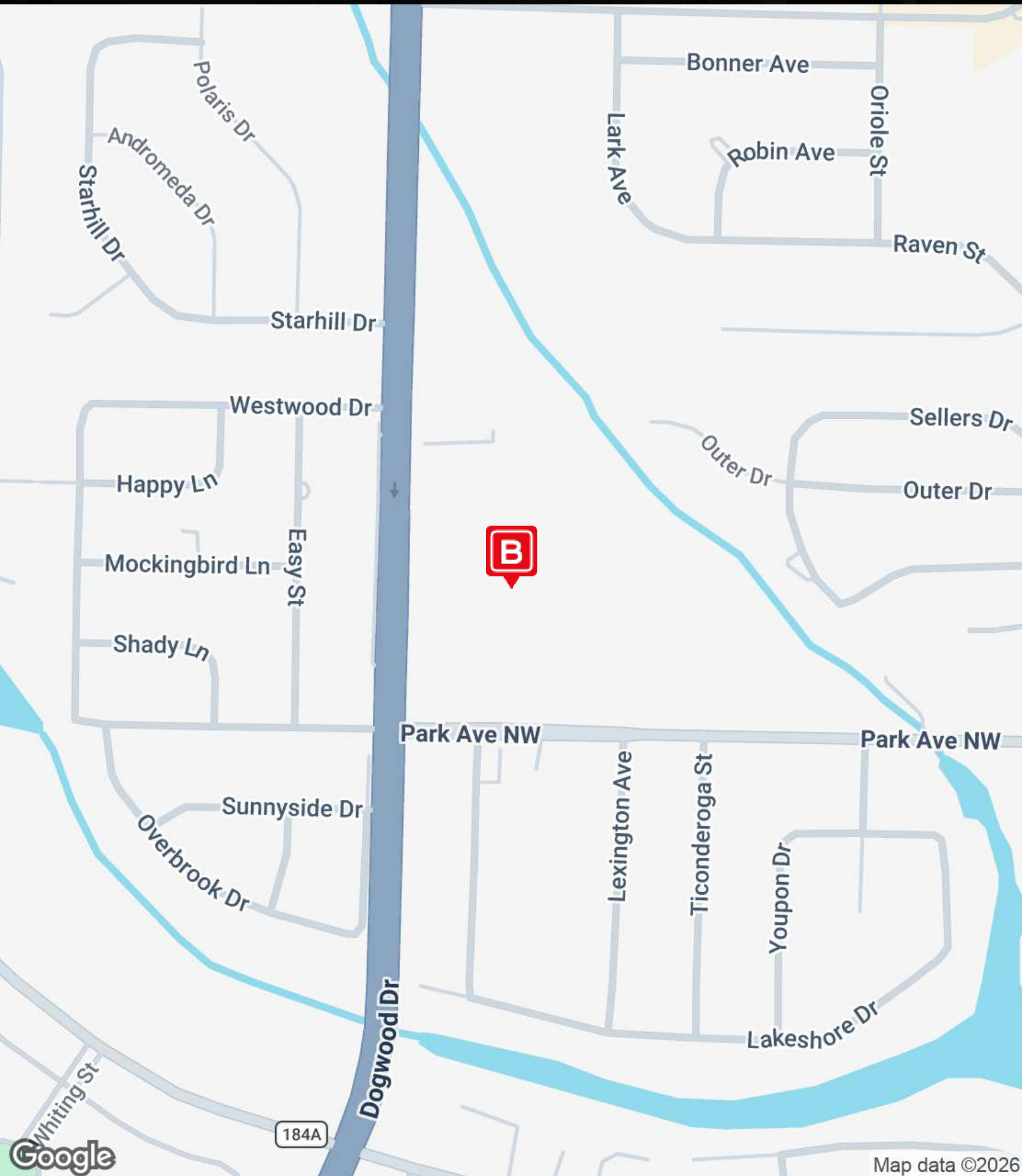
Total Households	1,805	10,542	19,779
Total Population	4,239	26,049	52,674
Average HH Income	\$69,468	\$86,522	\$91,956

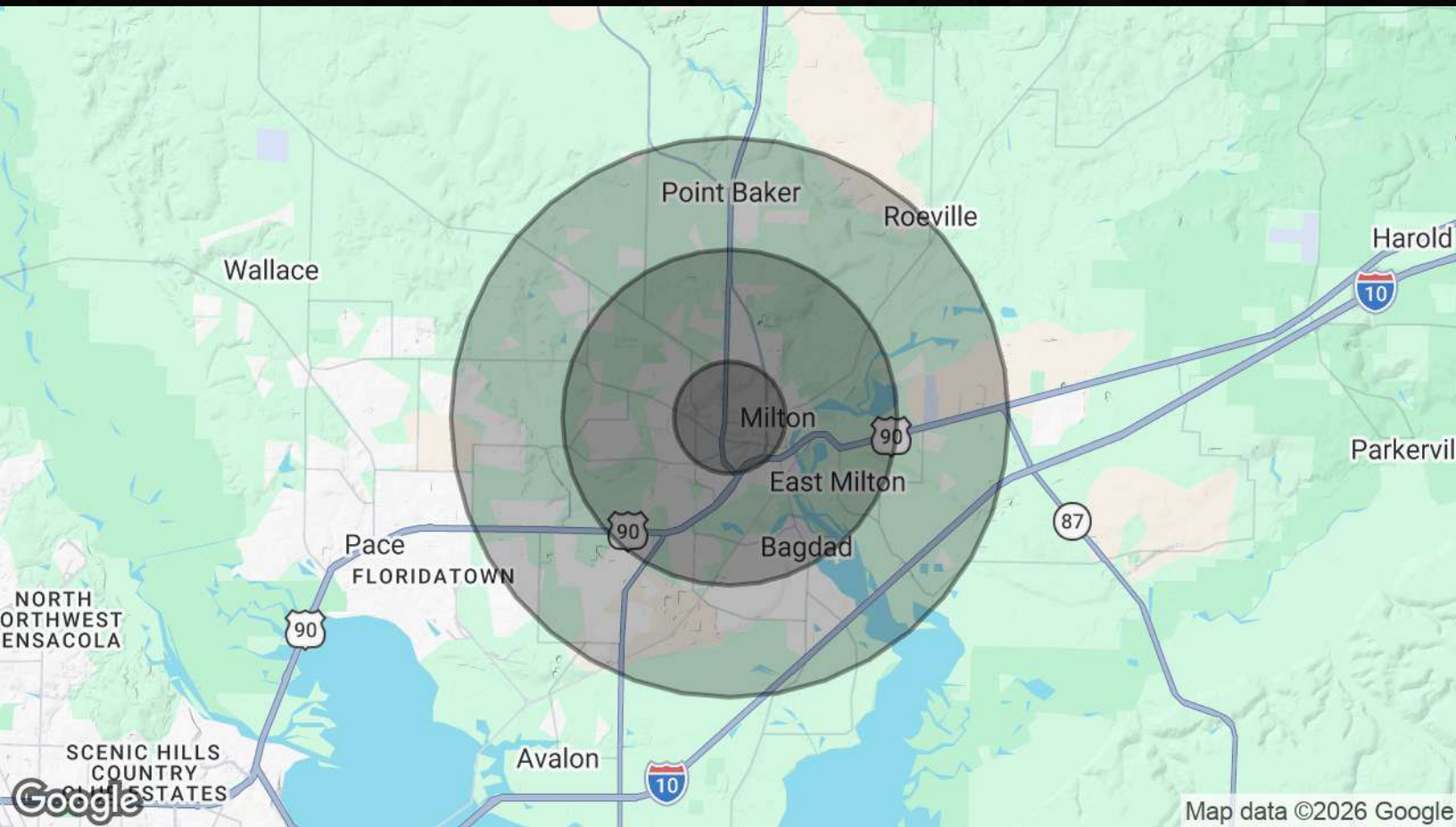


FLOOR PLAN CREATED BY CUBICASA APP. MEASUREMENTS DEEMED HIGHLY RELIABLE BUT NOT GUARANTEED.









POPULATION

	1 MILE	3 MILES	5 MILES
Total Population	4,239	26,049	52,674
Average Age	42.6	39.5	39.7
Average Age (Male)	41.2	37.8	38.1
Average Age (Female)	42.8	40.9	41.5

HOUSEHOLDS & INCOME

	1 MILE	3 MILES	5 MILES
Total Households	1,805	10,542	19,779
# of Persons per HH	2.3	2.5	2.7
Average HH Income	\$69,468	\$86,522	\$91,956
Average House Value	\$187,274	\$249,999	\$253,464

2023 American Community Survey (ACS)