



(6.4% CAP RATE) CIRCLE K SIGNATURE STORE!

(6.4% CAP RATE) - CIRCLE K SIGNATURE STORE (PURE NNN 20 YEAR LEASE)!

1606 Shepherd lane , Intercession City, FL 33848

CONFIDENTIAL OFFERING MEMORANDUM • MAY 27, 2026

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The information contained in the following offering memorandum is proprietary and strictly confidential. It is intended to be reviewed only by the party receiving it from Grimaldi Commercial Realty and it should not be made available to any other person or entity without the written consent of Grimaldi Commercial Realty.

By taking possession of and reviewing the information contained herein the recipient agrees to hold and treat all such information in the strictest confidence.

The recipient further agrees that recipient will not photocopy or duplicate any part of the offering memorandum. If you have no interest in the subject property, please promptly return this offering memorandum to Grimaldi Commercial Realty.

This offering memorandum has been prepared to provide summary, unverified financial and physical information to prospective purchasers, and to establish only a preliminary level of interest in the subject property.

The information contained herein is not a substitute for a thorough due diligence investigation.

Grimaldi Commercial Realty has not made any investigation, and makes no warranty or representation with respect to the income or expenses for the subject property, the future projected financial performance of the property, the size and square footage of the property and improvements, the presence or absence of contaminating substances, PCBs or asbestos, compliance with local, state and federal regulations, the physical condition of the improvements thereon, or the financial condition or business prospects of any tenant, or any tenant's plans or intentions to continue its occupancy of the subject property.

Rents, rent rolls, and lease terms are subject to change during the marketing period. Certain tenants may be on month-to-month tenancies or have leases that expire or renew during the listing period, which may result in changes to rental rates, executed rent increases, renewals, or other lease modifications that differ from the rent roll or income figures stated herein.

The information contained in this offering memorandum has been obtained from sources we believe reliable; however, Grimaldi Commercial Realty has not verified, and will not verify, any of the information contained herein, nor has Grimaldi Commercial Realty conducted any investigation regarding these matters and makes no warranty or representation whatsoever regarding the accuracy or completeness of the information provided.

Grimaldi Commercial Realty does not collect rents, has not collected rents for the subject property, and has not verified the actual receipt or collection of rental income. Verification of rent payments, tenant performance, and income collections is the sole responsibility of the purchaser as part of its independent due diligence.

All potential buyers must take appropriate measures to verify all of the information set forth herein.

Prospective buyers are responsible for all costs and expenses related to their investigation of the property. Buyers should consult with their CPA or tax advisor regarding potential tax benefits, including depreciation and qualification for bonus depreciation opportunities associated with this investment.

Please do not go on-site without an appointment, and do not speak to any tenants about the sale of this property. If you would like to schedule a site visit, please contact Grimaldi Commercial Realty.

RETAIL PROPERTY FOR SALE



PROPERTY INFORMATION





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EXECUTIVE SUMMARY



OFFERING SUMMARY

Sale Price:	\$1,930,000
Cap Rate 2021:	6.4%
Cap Rate 2026:	7%
Cap Rate 2036:	8.5%
Cap Rate 2041:	9%
Lot Size:	0.31 Acres
Lease Length:	20- Years
Year Built:	1975
Building Size:	4,112 SF
Renovated:	2019
Zoning:	CG
Market:	Tampa
Submarket:	Lakeland
Buyer Transaction Fee	\$395

PROPERTY OVERVIEW

THIS FULLY REMODELED MARATHON GAS STATION IS LOCATED ON ORANGE BLOSSOM TRAIL (US HWY 17), A MAJOR HIGHWAY THAT CONNECTS TAMPA, FL TO ORLANDO, FL! THE PROPERTY SITS AT A SIGNALIZED INTERSECTION WITH HEAVY TRAFFIC! THIS ONE-OF-A-KIND INVESTMENT OPPORTUNITY COMES WITH A 4-PUMP SERVICE STATION, A FULLY REMODELED CIRCLE K SIGNATURE STORE, A NEW (20-YEAR) LEASE, AND STRONG HISTORIC SALES. A BUYER CAN OBTAIN A CAP RATE OF OVER 7% BY 2026, JUST 5 YEARS INTO THE NNN LEASE!

THE TENANT HAS HAD FANTASTIC SUCCESS AT THE SITE DUE TO THE RAPID GROWTH AND DEVELOPMENT OF THE SURROUNDING AREA. THIS IS A SAFE AND EASY WAY TO MAKE A 6.4% TO 9% RETURN FOR THE NEXT 20 YEARS! THE TENANT HAS AN EXTREMELY STRONG BUSINESS, WITH PROVEN HISTORICAL SUCCESS IN THIS LOCATION, WHICH ONLY HELPS STRENGTHEN THIS DEAL!

CURRENTLY, THE PROPERTY WILL HAVE A BRAND NEW 20-YEAR PURE NNN LEASE IN PLACE. THE LEASE WILL BE SIGNED AT CLOSING. THE RENTAL RATE WILL START AT \$10,300 (PER MONTH) IN 2022 AND WILL INCREASE BY 10% EVERY 5 YEARS UNTIL THE END OF THE 20-YEAR TERM. EVEN BETTER IS THE FACT THAT THE TENANT HAS (2) FIVE-YEAR OPTIONS TO EXTEND AFTER THE EXPIRATION OF THE INITIAL LEASE TERM. THIS GIVES THE BUYER LOCKED-IN SECURITY AND FANTASTIC RENTAL INCOME FOR THE NEXT 20+ YEARS. THE LEASE IS FULLY GUARANTEED AND BACKED BY A MARATHON GAS AGREEMENT THROUGHOUT THE LIFE OF THE LEASE.

THE PROPERTY CURRENTLY BOASTS AN IN-PLACE CAP RATE OF APPROXIMATELY 6.4% WITH THE RENTAL INCREASES EVERY 5 YEARS BUILT INTO THE CURRENT LEASE THIS NUMBER WILL ONLY GROW! BY 2026, THE BUYER WILL EASILY SURPASS A CAP RATE OF 7% AND THIS WILL RISE 5 YEARS LATER TO OVER A 8% CAP RATE WITH AN UPSIDE FOR MORE AFTER THE INITIAL TERM. A BUYER WILL OBTAIN A CAP RATE OF 9% FOR THE FINAL 5 YEARS OF THE LEASE!

SECTION 1 • PROPERTY INFORMATION



(6.4% CAP RATE) - CIRCLE K SIGNATURE STORE (PURE NNN 20 YEAR LEASE)!

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PROPERTY DESCRIPTION



PROPERTY DESCRIPTION

THIS IS THE PERFECT INVESTMENT OPPORTUNITY FOR SOMEONE LOOKING TO LOCK IN A STRONG LONG-TERM INCOME, \$123,600 MINIMUM PER YEAR, WITH A STRONG AND PROVEN TENANT. THE OPERATOR (TENANT) HAS MANY OTHER GAS STATIONS IN THE SURROUNDING AREA AND HAS BEEN RUNNING AND OPERATING GAS STATIONS FOR OVER 25 YEARS. THEY ARE SEASONED PROFESSIONALS WHO HAVE A STRONG TRACK RECORD AND A PROVEN BUSINESS MODEL THAT HAS BEEN WORKING FOR YEARS! THE CURRENT SITE DOES AN AVERAGE OF APPROXIMATELY (50,00 GALLONS) PER MONTH AT THIS LOCATION, NOT TO MENTION THE AMAZING STORE SALES OF OVER (\$110,000) IN THE NATIONALLY BRANDED AND RECENTLY REMODELED "CIRCLE K SIGNATURE STORE" THAT SITS IN THE REAR OF THE PROPERTY!

ONE MAJOR ADVANTAGE FOR AN INVESTOR IS HOW EASY THIS ASSET IS TO MANAGE. DUE TO THE FACT THAT THE TENANT IS RESPONSIBLE FOR ALL EXPENSES INCLUDING BUT NOT LIMITED TO, ALL PROPERTY REPAIRS, MAINTENANCE, UTILITIES, ALL OTHER CAM CHARGES, PROPERTY TAXES, AND INSURANCE AT THE PROPERTY. THIS ASSET IS VERY EASY TO MANAGE AND MAINTAIN FOR A BUYER WHO LIVES IN THE AREA OR EVEN AN OUT-OF-STATE INVESTOR!

IT IS VIRTUALLY IMPOSSIBLE TO FIND ANY PURE NNN MARATHON GAS STATION ON THE MARKET PRODUCING A 6.4%- 9% CAP RATE LOCKED IN FOR THE NEXT 20 YEARS ANYWHERE ELSE. THIS OPPORTUNITY WILL NOT LAST LONG AS THE SECURITY OF THE TENANT IS IN PLACE AND THE RENTAL UPSIDE IS IMPOSSIBLE TO FIND ANYWHERE IN THIS MARKET. THE RECENT UPGRADES AND RENOVATIONS ONLY ADD TO THE VALUE-ADD NATURE OF THIS AMAZING ASSET!

SECTION 1 • PROPERTY INFORMATION

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CIRCLE K SIGNATURE STORE RENNOVATIONS



PROPERTY UPDATES!

THIS FANTASTIC INVESTMENT OPPORTUNITY GETS EVEN BETTER AS THE CURRENT LEASE WILL BE PURE NNN AND THE OWNER IS NOT RESPONSIBLE FOR ANY EXPENSES AT THE PROPERTY. PER THE LEASE, THE TENANT IS RESPONSIBLE FOR ALL PROPERTY TAX, INSURANCE, CAM CHARGES, MAINTENANCE, APPLICABLE SALES TAX, AND ALL REPAIR AND MAINTENANCE AT THE PROPERTY. THE TENANT IS ALSO FULLY RESPONSIBLE FOR ALL REPAIRS AND, MAINTENANCE AT THE BRAND NEW "CIRCLE K SIGNATURE STORE." THIS ALSO INCLUDES THE ROOF AND NEW HVAC UNIT WHICH SITS ON TOP OF THE CIRCLE K SIGNATURE STORE WHICH WAS REPLACED IN 2019.

FURTHERMORE, THE TENANT HAS AGREED TO REPAIR AND MAINTAIN THE ROOF, OUTSIDE WALLS, FOUNDATION, STRUCTURAL PORTIONS, GAS PUMPS, FUEL TANKS, THE NEW CANOPY, SEWAGE SYSTEMS, AND THE PARKING LOT. THE TENANT IS ALSO RESPONSIBLE FOR ALL UTILITIES, TRASH, WATER, SEWER, AND ALL SERVICES AND SERVICE AGREEMENTS IN PLACE AT THE PROPERTY. THIS LEAVES THE BUYER IN A GREAT POSITION AS THEY ARE NOT RESPONSIBLE FOR ANY OPERATING EXPENSES OR REPAIRS AND MAINTENANCE AT THE PROPERTY IN THE FUTURE.

THIS PROPERTY IS IN FANTASTIC CONDITION AS THE OWNERS SIGNIFICANTLY UPGRADED THE PROPERTY PRIOR TO THE TENANT SIGNING THE LONG-TERM LEASE. RECENT UPDATES INCLUDE A NEW HVAC SYSTEM (2019), NEW ROOF (2015), NEW SIGNATURE CIRCLE K CONVENIENCE STORE (INTERIOR UPDATED AS WELL AS EXTERIOR), NEW CANOPY (2019), NEW FUEL TANKS & FUEL PUMPS (2017), AS WELL AS NEW EXTERIOR AND INTERIOR PAINT! A BUYER CAN EASILY PURCHASE THIS ASSET AND HAVE APPROXIMATELY ZERO CAPEX EXPENSES FOR THE NEXT 20 YEARS!

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FINANCIAL ANALYSIS





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RENT ROLL

Rent Roll (PURE NNN CIRCLE K SIGNATURE STORE FOR SALE)

Date 4/27/22
 Property Name **CIRCLE K SIGNATURE STORE FOR SALE (PURE NNN)**
 City, State 1606 SHEPHERD LANE INTERCESSION CITY, FL 33848
 Total Units GAS STATION WITH 20-YEAR PURE NNN LEASE

YEAR		MONTHLY RENT	TOTAL ANNUAL RENT
2022	1	\$10,300	\$123,600
2023	2	\$10,300	\$123,600
2024	3	\$10,300	\$123,600
2025	4	\$10,300	\$123,600
2026	5	\$10,300	\$123,600
2027	6	\$11,330	\$135,960
2028	7	\$11,330	\$135,960
2029	8	\$11,330	\$135,960
2030	9	\$11,330	\$135,960
2031	10	\$11,330	\$135,960
2032	11	\$12,463	\$149,556
2033	12	\$12,463	\$149,556
2034	13	\$12,463	\$149,556
2035	14	\$12,463	\$149,556
2036	15	\$12,463	\$149,556
2037	16	\$13,709	\$164,508
2038	17	\$13,709	\$164,508
2039	18	\$13,709	\$164,508
2040	19	\$13,709	\$164,508
2041	20	\$13,709	\$164,508

** Lease is Pure NNN, tenants pay for all expenses at the property.

SECTION 2 • FINANCIAL ANALYSIS



(6.4% CAP RATE) - CIRCLE K SIGNATURE STORE (PURE NNN 20 YEAR LEASE)!

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INCOME STATEMENT

INCOME STATEMENT

Property Name: (6.4% CAP RATE) MARATHON GAS STATION WITH CIRCLE K SIGNATURE STORE!

Purchase Price:	\$1,930,000
2021 CAP RATE:	6.3%
2026 CAP RATE:	7.0%
2031 CAP RATE:	8.0%
2036 CAP RATE:	8.5%
2041 CAP RATE:	9.0%

	2022	2026	2031	2036	2041
INCOME					
RENT	\$123,600	\$135,960	\$149,556	\$164,508	\$175,000
POTENTIAL GROSS INCOME	\$123,600	\$135,960	\$149,556	\$164,508	\$175,000
EFFECTIVE GROSS INCOME	\$123,600	\$135,960	\$149,556	\$164,508	\$175,000
EXPENSES - (PURE NNN- TENANT IS RESPONSIBLE FOR ALL EXPENSES)					
UTILITIES (WATER/SEWER)	\$0	\$0	\$0	\$0	\$0
REPAIRS AND MAINTENANCE	\$0	\$0	\$0	\$0	\$0
INSURANCE	\$0	\$0	\$0	\$0	\$0
PROPERTY TAX	\$0	\$0	\$0	\$0	\$0
OPERATING EXPENSES	\$0	\$0	\$0	\$0	\$0
NET OPERATING INCOME (NOI)	\$123,600	\$135,960	\$149,556	\$164,508	\$175,000
CASH FLOW FROM OPERATIONS	\$123,600	\$135,960	\$149,556	\$164,508	\$175,000
NCF AFTER DEBT SERVICE	\$123,600	\$135,960	\$149,556	\$164,508	\$175,000
RETURNS AND CAP RATE					
	2022	2026	2031	2036	2041
PURCHASE PRICE					
	(\$1,930,000)				
CASH FLOW FROM OPERATIONS	\$123,600	\$135,960	\$149,556	\$164,508	\$175,000
TOTAL UNLEVERED CASH FLOW	(\$1,930,000)	\$123,600	\$135,960	\$149,556	\$164,508
FREE AND CLEAR CAP RATE (AVG. RETURN)	8%	6.4%	7%	8%	8.5%

** LEASE IS PURE NNN, TENANT IS RESPONSIBLE FOR ALL EXPENSES AT THE PROPERTY.

SECTION 2 • FINANCIAL ANALYSIS



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COMPLETE HIGHLIGHTS

SALE HIGHLIGHTS

- NEWLY RENOVATED MARATHON GAS STATION WITH CIRCLE K SIGNATURE STORE!
- 4-PUMP SERVICE STATION AT A SIGNALIZED INTERSECTION!
- 20-YEAR PURE NNN LEASE WITH TWO 5-YEAR OPTIONS!
- 6.4% CAP RATE IN 2021!
- 7% CAP RATE IN 2026!
- 8% CAP RATE IN 2031!
- 8.5% Cap Rate in 2036!
- 9% CAP RATE IN 2041!
- SIGNATURE "CIRCLE K" ON-SITE WHICH RE-OPENED AFTER A MAJOR RENOVATION IN LATE 2022!
- RECENT RENOVATION INCLUDES BUT IS NOT LIMITED TO: NEW HVAC, NEW PUMPS, NEW ROOF, NEW FLOORING, NEW TANKS, NEW CANOPY, AND NEW SIGNAGE!
- STRONG TENANT IN PLACE, WITH OVER 25 YEARS OF GAS STATION OPERATION EXPERIENCE IN THE FLORIDA MARKET!



SECTION 2 • FINANCIAL ANALYSIS



LOCATION INFORMATION

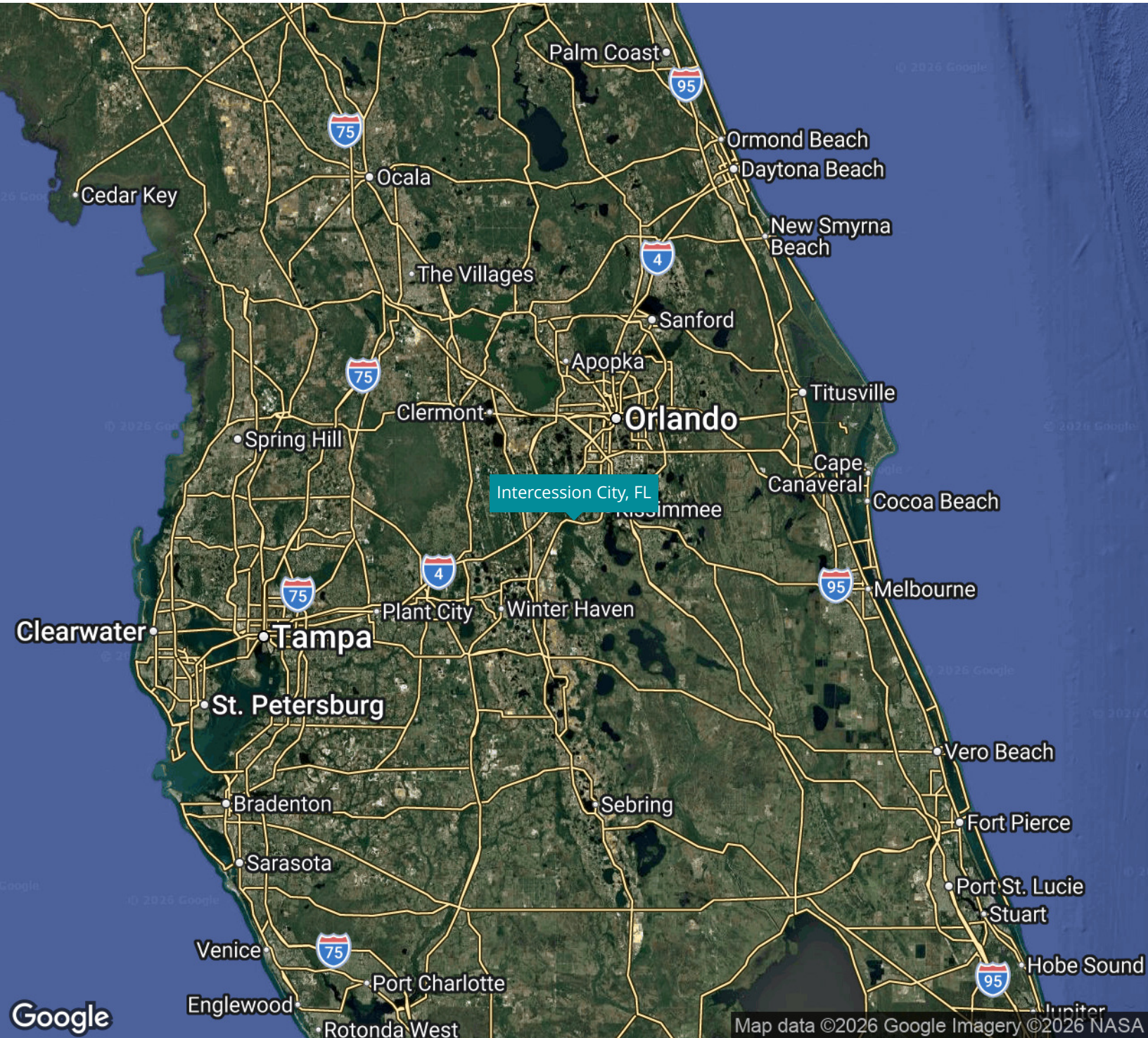




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REGIONAL MAP



SECTION 3 • LOCATION INFORMATION

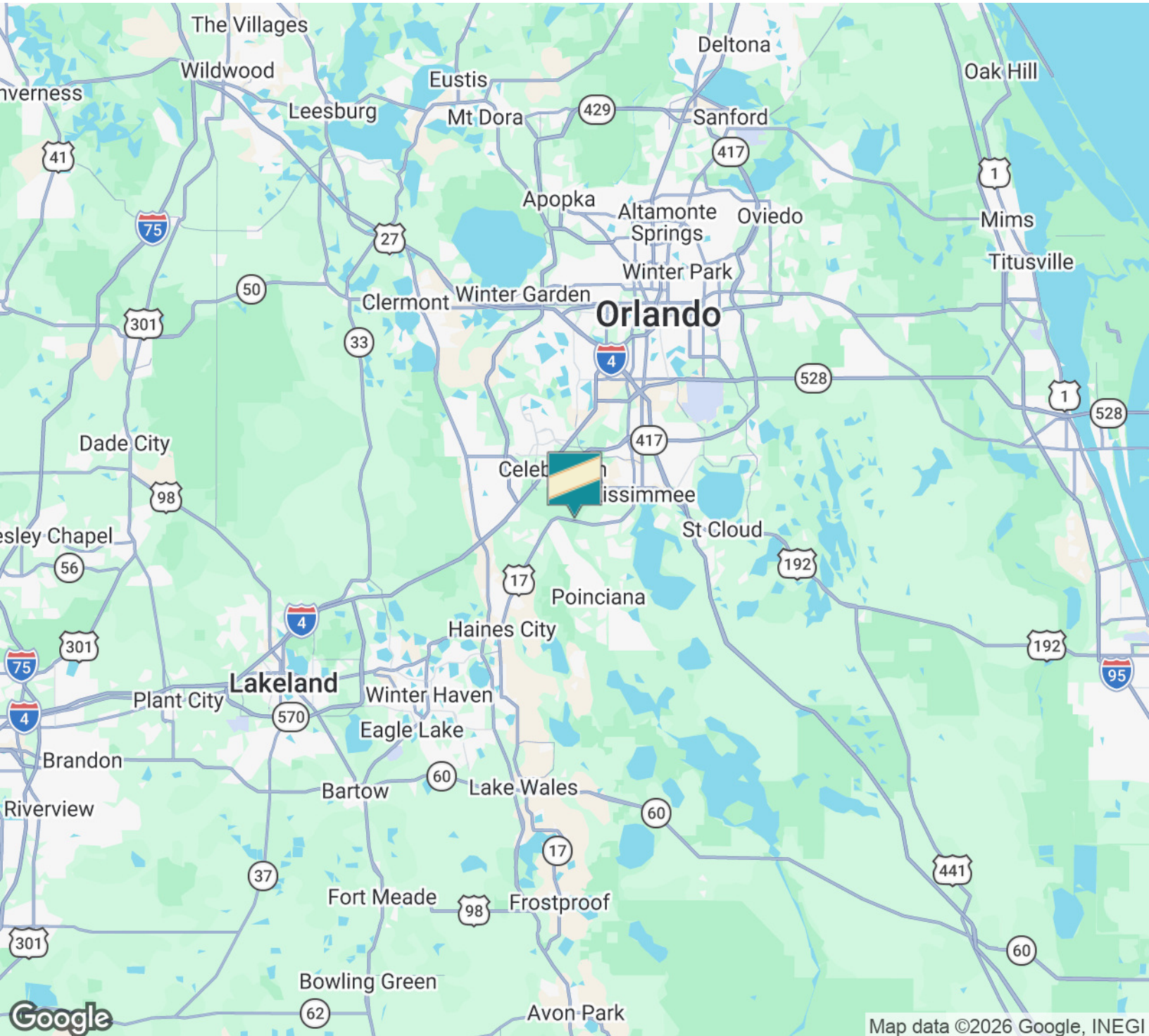
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LOCATION MAP



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AERIAL MAP



Google

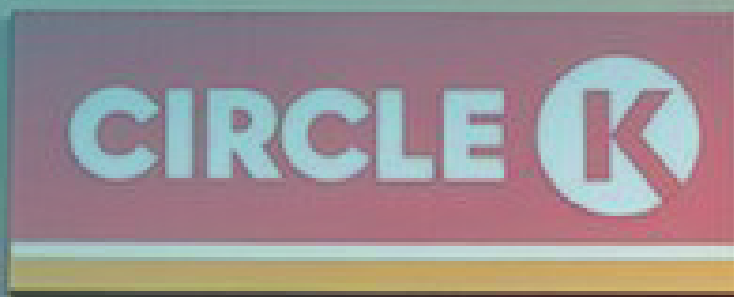
Map data ©2026 Imagery ©2026 Airbus, Maxar Technologies

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DEMOGRAPHICS

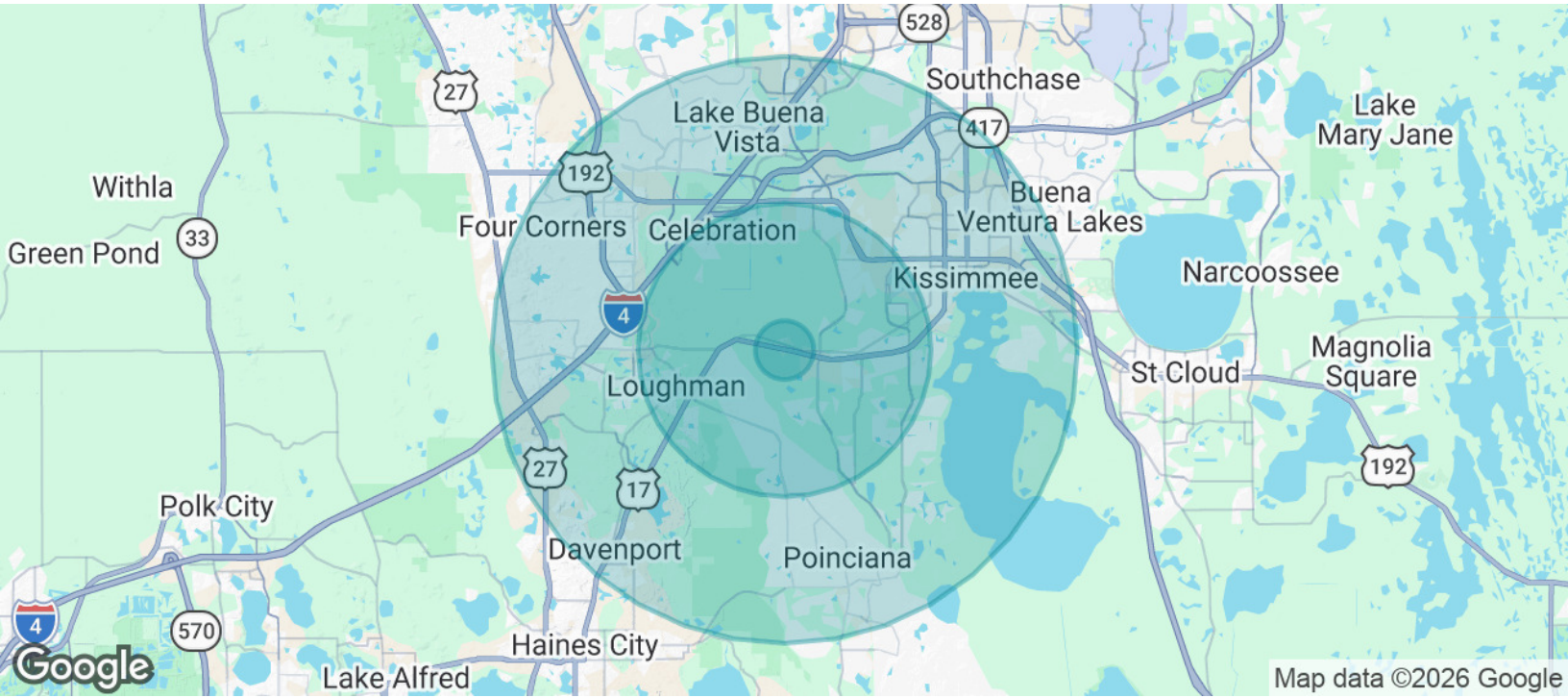




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DEMOGRAPHICS MAP & REPORT



POPULATION	1 MILE	5 MILES	10 MILES
Total Population	1,290	42,295	205,326
Average age	39.3	36.8	35.8
Average age (Male)	37.1	35.9	35.1
Average age (Female)	41.6	37.7	36.5
HOUSEHOLDS & INCOME	1 MILE	5 MILES	10 MILES
Total households	479	15,489	75,790
# of persons per HH	2.7	2.7	2.7
Average HH income	\$55,315	\$65,026	\$60,624
Average house value		\$293,313	\$261,840

* Demographic data derived from 2020 ACS - US Census

SECTION 4 • DEMOGRAPHICS



ADVISOR BIOS





(6.4% CAP RATE) - CIRCLE K SIGNATURE STORE (PURE NNN 20 YEAR LEASE)!

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ADVISOR BIO & CONTACT 1

DAVID ROSENTHAL

V.P. Commercial Sales



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PROFESSIONAL BACKGROUND

David Rosenthal began his career at Ernst & Young as a Big Four accountant, specializing in client services and financial statement analysis. He later worked with several local Real Estate Investment Trusts, gaining in-depth knowledge of the financial side of the real estate market.

As a multi-year CREXI Platinum Award recipient and consistently ranked as a top producer, David has closed over \$100 million in sales transactions. His success stems from an outgoing personality, relentless work ethic, and a genuine passion for helping clients achieve their goals.

David's business is built on dedication, communication, determination, and trust—values that allow him to adapt seamlessly to each client's unique real estate needs while delivering exceptional results.

With a strategic focus on Investment real estate, David offers comprehensive expertise in the following areas:

- Multifamily Investment Sales
- Fuel Station Investment Sales
- Retail Real Estate Investment Sales
- Portfolio Sales
- NNN Investment Sales
- Multifamily and Land Development
- Mobile Home Park Sales
- Financial Planning
- Real Estate Investment Trusts
- Dividend Reinvestment Plans & Dividend Payout Ratios
- Seller and Investor Financing
- Contract negotiations and due diligence
- Investment & Financial Analysis
- Property Valuation

EDUCATION

David graduated from Tulane University in New Orleans, Louisiana, where he received a Bachelor's in Finance and a Masters in Accounting.

A Tampa native since 1991, David attended Tampa Preparatory High School in Downtown Tampa where he played Soccer, Basketball, and ran Cross Country. When he is not working, David enjoys watching sports, working out and playing golf.



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ADVISOR BIO & CONTACT 2

KARI L. GRIMALDI/ BROKER

President



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PROFESSIONAL BACKGROUND

Kari Grimaldi is the Managing Broker and President of Grimaldi Commercial Realty Corp., and a recognized leader in Tampa Bay's commercial real estate market. Ranked among the region's top producers, Kari has built a distinguished career with successfully closed transactions approaching the \$200 million milestone.

Raised in the family business, Kari developed her expertise early, combining over 25 years of hands-on experience with a deep understanding of market dynamics, strategic negotiation, and relationship-driven client service. She has successfully represented sellers, buyers, landlords, and tenants across all sectors of the commercial real estate market, from inception to closing.

Kari's portfolio spans a diverse range of commercial transactions, including:

- Office and build-to-suit sales & leasing
- Medical office sales
- Retail, industrial, and multifamily investments
- Single-tenant NNN national investments
- Land and commercial development
- Seller financing, creative deal structures, 1031 and reverse exchanges
- Short sales, distressed, and bank-owned assets

As a multiple-year Crexi Platinum Broker Award recipient, Kari is recognized for her ability to deliver exceptional results in complex, high-value transactions. As a commercial real estate owner and investor herself, she brings a uniquely informed perspective, guiding clients with the insight of someone who has successfully navigated the same path.

EDUCATION

A Florida native, Kari earned her Bachelors at University of Florida in Management and Psychology, and a Masters at University of South Florida. A consummate professional, Kari is continually educating herself on the latest economic and market trends with continuing education, seminars and networking.

MEMBERSHIPS & AFFILIATIONS

Real Estate Investment Council (REIC) - Member
International Council of Shopping Centers (ICSC) - Member