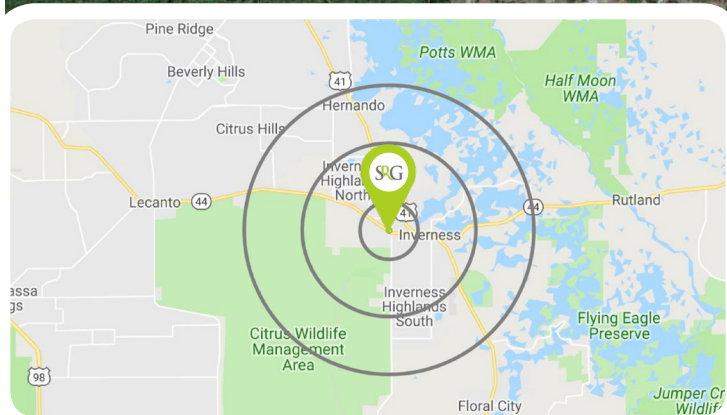


# FOR SALE

# INVERNESS AARON'S FURNITURE



## PROPERTY INFORMATION

- 100% leased investment property with Aaron's Furniture corporate and Boost Mobile
- Lot size of 1.36 Acres with access on W Main Street and Forest Dr
- Existing GLA OF 17,608 SF
- Existing NOI of approximately \$96,000
- Pylon signage right off of W Main Street
- 34,500 AADT on W Main Street
- Call for price
- 2 years remaining for Aaron's lease creating a potential redevelopment opportunity

### ADDRESS

1850 Hwy 44 W, Inverness FL 34453

### DEMOGRAPHICS

Radius Ring	1-Mile	3-Mile	5-Mile
Population	2,182	17,350	31,536
Avg HH Income	\$47,203	\$52,565	\$56,451
Households	1,011	7,832	14,478
Employees	3,903	10,724	12,177

**SRG**  
SOUTHEAST RETAIL  
GROUP

## CONTACT INFORMATION

**Ryan Waddell**  
Vice President  
RWaddell@SERetailGroup.com  
813. 803. 6401

1715 N Westshore Blvd, Suite 270,  
Tampa FL 33607  
www.SERetailGroup.com | 813.803.6400

**SITE SOURCE**  
RETAIL BROKER NETWORK

